\$1,492,000 - 240141 Range Road 274, Rural Rocky View County

MLS® #A2203328

\$1,492,000

3 Bedroom, 1.00 Bathroom, 1,148 sqft Residential on 30.67 Acres

NONE, Rural Rocky View County, Alberta

DEVELOPER, BUILDER, INVESTOR ALERT: Land value is the ASSET! Fully Serviced. Prime Investment Opportunity. This property boasts 30+ treed, fenced acres alongside the Water, Western Irrigation District canal with mountain views and tremendous potential for future subdivision and residential potential. Truly a developer's dream with 2+ home potential. Bring your extended family! This is an ideal location for commuters, only 1 km south of Highway #1, with minimal gravel. With an expansive yard and no neighbours behind, the bungalow offers three generous-sized bedrooms and a 4-piece bathroom with the laundry room close to the bathroom and front door. The oversized living room, living room and dining room are down the hall. Outside, the 299 sq ft detached garage: 13'8" x 21'9" (13.7' x 21.8'), 183 sq ft workshop: 15'5" x 11'11" (15.4' x 11.9'), 753 sq ft barn: 30'2" x 29'3" (30.2' x 29.3'), 99 sq ft storage: 9'11" x 10' (10' x 10'). The property is equipped with drilled well, septic tank and field. Invest in the best â€" this amazing property has tonnes of potential! Call today to inquire. Investment Opportunity with dwelling vs vacant land. Close to Chestermere CITY LIMITS! This property makes for a solid investment This acreage is perfect for HORSE LOVERS, THOSE LOOKING FOR THE COUNTRY LIFE WHILE HAVING ALL THE BENEFITS OF A CITY NEARBY AND INVESTORS AS WELL!







Built in 1974

Essential Information

MLS® # A2203328 Price \$1,492,000

Bedrooms 3
Bathrooms 1.00

Full Baths 1

Square Footage 1,148
Acres 30.67
Year Built 1974

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

Community Information

Address 240141 Range Road 274

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T1X 2H9

Amenities

Utilities Electricity Available, Natural Gas Available

Parking Spaces 10

Parking Single Garage Detached

of Garages 1

Interior

Interior Features See Remarks

Appliances Refrigerator, Electric Stove, Washer/Dryer

Heating Forced Air, Propane

Cooling None Basement None

Exterior

Exterior Features Private Yard, Storage

Lot Description Front Yard, Many Trees, No Neighbours Behind, Pasture

Roof Metal

Construction See Remarks

Foundation Piling(s), See Remarks

Additional Information

Date Listed March 29th, 2025

Days on Market 216

Zoning AG

Listing Details

Listing Office RE/MAX Landan Real Estate

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