

\$2,399,900 - Range Road 284 & Township Road 224, Rural Rocky View County

MLS® #A2230125

\$2,399,900

0 Bedroom, 0.00 Bathroom,
Land on 138.33 Acres

NONE, Rural Rocky View County, Alberta

138.33 ACRES | LESS THAN 10 MINUTES
TO CALGARY | UNDER \$17,350 PER ACRE |
EXCELLENT MOUNTAIN & CITY VIEWS |

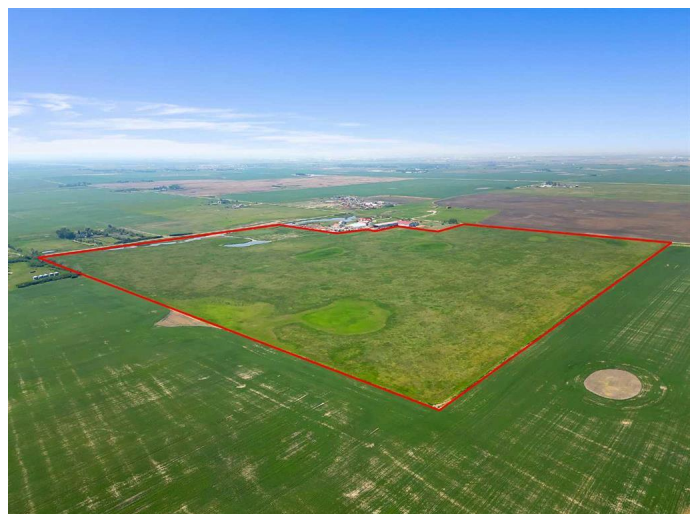
A rare opportunity to own 138.33 acres of prime hay land less than 10 minutes from Calgary's SE community of Mahogany, near Range Road 284 & Township Road 224. With AG zoning and potential future development (with country approval), this parcel offers strong investment upside. Generate passive income with an average of \$27,000/year from the current hay crop share program. The land is relatively flat and level, ideal for a hobby farm or rural subdivision (with county approval) of 30-65 acreage homes. Enjoy stunning mountain and city views, plus a developing natural pond/wetland area that draws in wildlife.

AMAZING VALUE AT ONLY \$17,350/ACRE.

Contact your favourite Realtor today to get in touch.

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2230125 |
| Price | \$2,399,900 |
| Bathrooms | 0.00 |



| | |
|----------|------------------|
| Acres | 138.33 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|------------------------------------|
| Address | Range Road 284 & Township Road 224 |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T1X 0J6 |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 22 |
| Zoning | AG Zoning |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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