

\$2,299,777 - Range Road 284 & Township Road 224, Rural Rocky View County

MLS® #A2230125

\$2,299,777

0 Bedroom, 0.00 Bathroom,
Land on 138.33 Acres

NONE, Rural Rocky View County, Alberta

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

A rare opportunity to own 138.33 acres of hay
land less than 10 minutes from Calgary's
SE community of Mahogany, near Range
Road 284 & Township Road 224.

The City of Calgary declared all of this region
as their "future residential growth" under
inter municipal regulations between the City of
Calgary and Rocky View County "it's
part of the Intermunicipal Development Plan
(IDP).

With AG zoning and potential future
development (with country approval), this
parcel offers strong investment upside. Last
year (2024), the owner generated passive
income of \$27,000 from the 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 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	\$2,299,777
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	146
Zoning	AG Zoning

Listing Details

Listing Office	Real Broker
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