

# \$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!



MOUNTAIN VIEWS! Serviced LAND VALUE.

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	Acreage with Residence, Bungalow
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	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Front Yard, No Neighbours Behind, Many Trees, Pasture
Roof	Metal
Construction	See Remarks
Foundation	Piling(s), See Remarks

## Additional Information

Date Listed	March 29th, 2025
Days on Market	17
Zoning	AG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.