

# **\$2,399,800 - Range Road 284 & Township Road 224, Rural Rocky View County**

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MLS® #A2230125

**\$2,399,800**

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 |

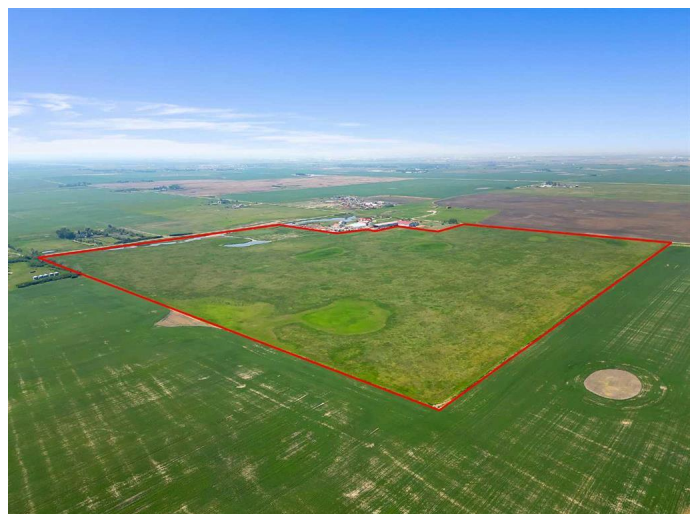
A rare opportunity to own 138.33 acres of  
prime hay land less than 10 minutes from  
Calgary's SE community of Mahogany,  
near Range Road 284 & Township Road 224.

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.  
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	\$2,399,800
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	63
Zoning	AG Zoning

### Listing Details

Listing Office	Real Broker
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