

\$1,850,000 - Range Road 254, Rural Rocky View County

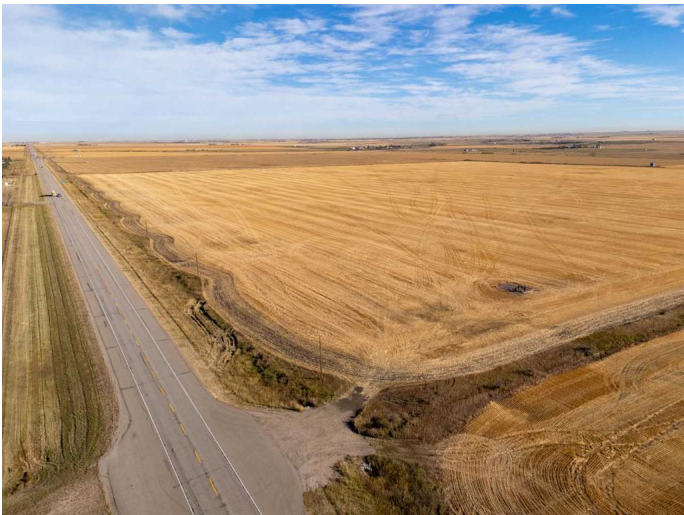
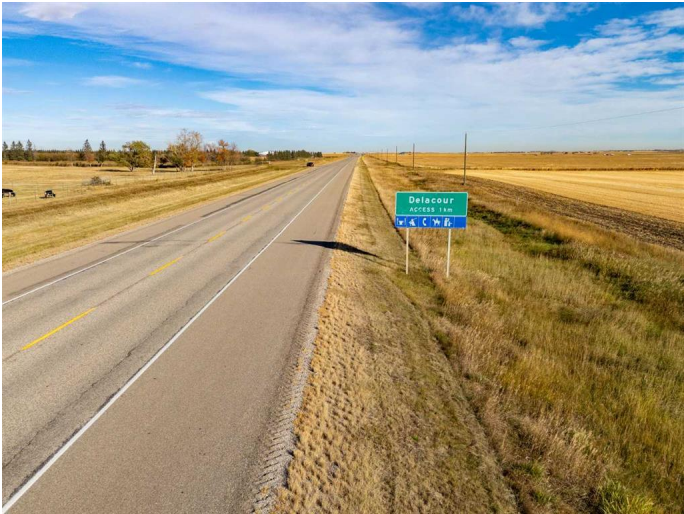
MLS® #A2261722

\$1,850,000

0 Bedroom, 0.00 Bathroom,
Land on 160.00 Acres

Crocus Ridge Estates, Rural Rocky View County, Alberta

Excellent opportunity to own agricultural land in Rural Rocky View County! Situated on the second parcel south of Hwy 9 and Township Rd 254, this property offers prime visibility, easy access, and strong investment potential. Currently zoned for agriculture, the land is ideal for farming, grazing, or future development. The property generates an approximate annual income of \$16,780 including \$13,200 from a farm lease and \$3,580 from two gas well royalties. A rare chance to secure productive land along a major transportation corridor in a growing area.



Essential Information

MLS® #	A2261722
Price	\$1,850,000
Bathrooms	0.00
Acres	160.00
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Range Road 254
Subdivision	Crocus Ridge Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code T1Z 0S5

Exterior

Exterior Features None

Lot Description Square Shaped Lot

Additional Information

Date Listed October 2nd, 2025

Days on Market 31

Zoning 51

Listing Details

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.