

\$1,788,888 - 234173 Range Road 280, Rural Rocky View County

MLS® #A2266360

\$1,788,888

3 Bedroom, 3.00 Bathroom, 1,686 sqft
Residential on 76.16 Acres

NONE, Rural Rocky View County, Alberta

76 Acres | Total 3200 Sq.Ft. Walkout Bi-Level |
Future Development Potential Near
Chestermere!

Welcome to 234173 Range Road 280, an incredible 76-acre (approx.) acreage just 8 minutes southeast of Chestermere and Calgary city limits via Hwy 22X. This well-kept walkout bi-level main residence offers 1,686 sq ft above grade (RMS) and over 3,200 sq ft (approx.) of total developed space, featuring 3 bedrooms, 3 full bathrooms, a bright open kitchen, and sweeping mountain & city views. The triple detached heated garage and multiple outbuildings â€” including a horse run, horse stable, and free-range chicken coop â€” add versatility and value for true acreage living.

Currently zoned Agricultural â€” General (A-GEN), this parcel offers future residential rezoning potential (R-RUR or R-CRD) subject to Rocky View County codes and approvals. A detailed rezoning proposal outlining country-residential subdivision concepts (up to approx. 25â€”30 lots) is available upon request.

All rezoning, subdivision, or development discussions are conceptual only and entirely dependent on municipal review, city codes, and council approvals.



A rare opportunity to live, hold, or invest â€” offering comfortable acreage living today with long-term development upside in one of Rocky View Countyâ€™s most promising growth corridors.

Built in 1995

Essential Information

MLS® #	A2266360
Price	\$1,788,888
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,686
Acres	76.16
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	234173 Range Road 280
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X3C8

Amenities

Parking Spaces	6
Parking	Driveway, Triple Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Farm, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	1
Zoning	A

Listing Details

Listing Office	eXp Realty
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