

\$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 possible rezoning potential (R-RUR or R-CRD) subject to Rocky View County codes and approvals.

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 County’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, No Neighbours Behind, Private, Farm
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	12
Zoning	A

Listing Details

Listing Office	eXp Realty
----------------	------------

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.