\$2,299,777 - Range Road 284 & Township Road 224, Rural Rocky View County

MLS® #A2230125

\$2,299,777

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 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 â€" 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. Last year (2024), the owner generated passive income of \$27,000 from the 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 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 \$2,299,777

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 143

Zoning AG Zoning

Listing Details

Listing Office Real Broker

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