

**Range Road 284 & Township Road 224
Rural Rocky View County, Alberta****MLS # A2230125****\$2,399,800****Division:** NONE**Lot Size:** 138.33 Acres**Lot Feat:** -**By Town:** Calgary**LLD:** 21-22-28-W4**Zoning:** AG Zoning**Water:** None**Sewer:** -**Utilities:** -

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.