

**234163 Range Road 280
Rural Rocky View County, Alberta**

MLS # A2164982



\$2,690,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,242 sq.ft.	Age:	1995 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	77.99 Acres		
Lot Feat:	Front Yard, Gentle Sloping, No Neighbours Behind, Open Lot, Pasture		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	25-23-28-W4
Exterior:	Post & Beam, Stone, Stucco, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows		
Inclusions:	NA		

Discover unparalleled opportunity with this exceptional 78-acre property just minutes outside of Chestermere and Calgary. Perfectly blending modern living with vast investment potential, this fully renovated home offers a unique chance to own a piece of serene countryside with breathtaking views of Rocky View County's skyline. 78 Acres of subdividable land offers an investment opportunity with endless possibilities. The property comes with a completely renovated home, full walk-out basement, air conditioning, main floor and upper floor decks, and is move-in-ready! This 5-bedroom home has been fully updated with all-new high-end finishings, designed to impress even the most discerning buyers. With panoramic country views, enjoy your morning coffee or host unforgettable gatherings while taking in the expansive, unobstructed views of Calgary's skyline, framed by beautiful rolling hills. The proximity to Chestermere & Calgary is a rare find where you can enjoy the peace and privacy of rural living while being just a short drive from the amenities and conveniences of the city. Perfect for professionals commuting to Calgary or families who want the best of both worlds. Whether you're looking for an expansive family estate, a retreat from the city, or an investment property with development potential, this acreage has it all. Ideal for those with a passion for outdoor living, equestrian activities, or simply enjoying the space and privacy that 78 acres affords. This is more than just a home—it's an opportunity to create your dream lifestyle while securing a smart investment for the future. With the potential to subdivide and build, the possibilities are truly endless with MD approval. Don't miss out on this rare opportunity to own a premier piece of Alberta real estate with exceptional future growth potential.

Contact your favorite realtor to schedule a private viewing and experience the beauty, of this stunning 78-acre property!