



Range Road 284 & Township Road 224 , Rural Rocky View County, Alberta - \$2,299,900



Main Photo

Property Description

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.

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