

# \$4,750,000 - 241203 Range Road 280, Rural Rocky View County

MLS® #A2243728

**\$4,750,000**

5 Bedroom, 4.00 Bathroom, 3,430 sqft  
Residential on 64.64 Acres

NONE, Rural Rocky View County, Alberta

Welcome to 241203 Range Road 280,  
Located right on the east boarder of the City of  
Chestermere. This property has almost 65  
Acres of Residential - Country Residential  
District zoned land. (minimum lot size 1.98  
Acres). This property would be a great  
candidate to subdivide into 2 acre parcels.  
The house is 3430 SF above grade with an  
attached triple garage plus 2 car tandem. The  
attached shop is 6500 SF and includes a  
loading bay with industrial loading dock, 12'  
high overhead doors, 10' concrete walls that  
are 14' high, insulated with 1" rigid insulation  
on the inside plus a 2x8 isolated framed  
interior wall. Total R value of walls is R40 plus  
the R value of the concrete walls. Concrete  
floors have in floor heating through out the  
entire shop. The entire structure has metal  
roofing, there is a 12000 L Cistern for City  
water if you choose, there is also a well that  
pumps 17 g/m. Dual septic fields at the rear of  
the property have been well maintained.  
House has triple pane windows, Central AC  
and in floor heating. There is an illegal suite  
on the main floor between the house and the  
tandem garage. It has a separate entrance  
from the yard as well as a door from the inside  
of the garage. The City of Chestermere has  
recently annexed up to the west line, as well  
as on the north side of the Trans Canada  
Highway. It is reasonable to think they will  
likely look into annexation of this property as



well. Copies of the Chestermere development plan are available as well as area structure plans for land just west of this property.

Built in 1993

**Essential Information**

MLS® #	A2243728
Price	\$4,750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,430
Acres	64.64
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	241203 Range Road 280
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	t0j1x0

**Amenities**

Parking Spaces	20
Parking	Parking Pad, Quad or More Attached, RV Garage, Triple Garage Attached
# of Garages	5

**Interior**

Interior Features	Central Vacuum, Chandelier, Crown Molding, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Range Hood, Washer/Dryer, Window Coverings, Oven-Built-In
Heating	Boiler, In Floor, Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s), RV Hookup, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Many Trees, Treed, Views, Wetlands, Wooded, Yard Drainage
Roof	Metal
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 27th, 2025
Days on Market	40
Zoning	R-CRD (minimum 1.98 Acre

## Listing Details

Listing Office	CIR Realty
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