

# \$2,800,000 - W4r26t25s16qnw Range Road 264 Range, Rural Wheatland County

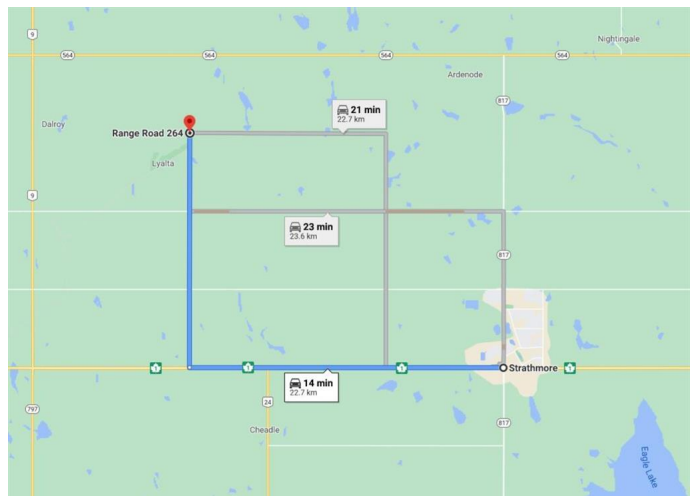
MLS® #A2186461

**\$2,800,000**

0 Bedroom, 0.00 Bathroom,  
Land on 140.00 Acres

NONE, Rural Wheatland County, Alberta

Prime farmland located within the Area Structure Plan WC ASP - 11-012. (Parcel #3 on attached Google Map) This prime piece of Real Estate is situated just off pavement and is an easy commute to Calgary ( 20 minutes), and only 15 minutes to either Strathmore or Chestermere. Aligned with all the major transportation corridors of Highway #1, Highway 564, Highway #9 and Glenmore Trail; this fabulous location avails developers to all the major roadways leading to the city and adjacent communities. Within steps of Lakes of Muirfield 18 hole Golf Course, a convenience store and liquor store. Opportunity knocks to become the leader in developing this Area Structure Plan further. Many of the development approvals have been undertaken and approved. There is already a high pressure gas line installed that will service 180 home sites. Along with this 140+- acre parcel are adjoining parcels totaling another 440 acres for sale and all are included already in the Area Structure Plan that has been approved by the MD of Wheatland. An opportunity to purchase for the future and develop as you go. Productive farmland currently leased. Highway #1 Business Park and the De Havilland Airport and offices are approximately 4 miles away. A service station and some fast food outlets are already established. Residential development has been firmly established across the road



and soon more land will be needed to further the residential demand located between Calgary and Strathmore. This ideal location meets the needs of both communities as well as Chestermere.

### Essential Information

MLS® #	A2186461
Price	\$2,800,000
Bathrooms	0.00
Acres	140.00
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	W4r26t25s16qnw Range Road 264 Range
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T0L 0Y0

### School Information

District	Golden Hills School Division No. 75
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### Additional Information

Date Listed	January 9th, 2025
Days on Market	115
Zoning	AG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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