

# \$4,250,000 - 242037 Range Road 281, Chestermere

MLS® #A2203331

**\$4,250,000**

0 Bedroom, 0.00 Bathroom,  
Land on 27.00 Acres

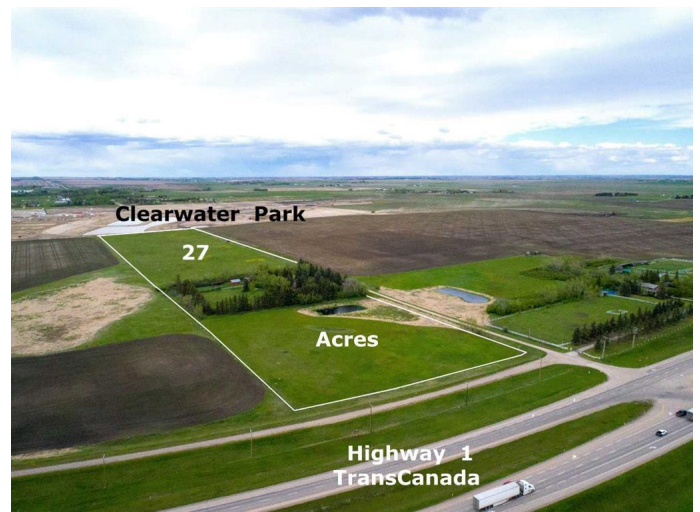
N/A, Chestermere, Alberta

27 Acres inside fast-growing City of Chestermere, Alberta in Clearwater Park ASP and only minutes to Calgary. Intense development is underway immediately north in Clearwater Park phase 1. This property is ideally located at Range Road 281 and fronting onto Highway 1 and centrally located within the Clearwater Park ASP with full development underway on the adjacent lands in north Clearwater Park. With De Havilland Canada Aerospace headquarters and others coming to Wheatland County, east Chestermere is ideally suited to meet all their needs. Primarily land value but does Include a nicely treed yard with modest bungalow home, detached garage, outbuildings, water well, septic, (all sold AS IS). The land is fenced and cropped in hay, with nice southwest views. Alberta is back and Opportunity Knocks! Phase I ESA is completed, GST applicable.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2203331         |
| Price     | \$4,250,000      |
| Bathrooms | 0.00             |
| Acres     | 27.00            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 242037 Range Road 281 |
| Subdivision | N/A                   |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T0J 1X0               |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 21st, 2025          |
| Days on Market | 142                       |
| Zoning         | Large Lot Rural Residenti |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.