

\$1,850,000 - Range Road 254, Rural Rocky View County

MLS® #A2261722

\$1,850,000

0 Bedroom, 0.00 Bathroom,
Land on 155.74 Acres

Crocus Ridge Estates, Rural Rocky View
County, Alberta

Excellent opportunity to own agricultural land in Rural Rocky View County! Ideally located at the intersection of Hwy 9 and Township Rd 254 – east of Hwy 9 and south of Township Rd 254 – this parcel offers prime visibility and easy access. Currently zoned for agriculture, the land is well-suited for farming, grazing, or holding as an investment with future development potential. A rare chance to secure land along a major transportation route in a growing area. Property income: is approximately \$16,780/year (farm lease= \$13,200 and 2-gas wells royalties: \$3,580)

Essential Information

MLS® #	A2261722
Price	\$1,850,000
Bathrooms	0.00
Acres	155.74
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Range Road 254
Subdivision	Crocus Ridge Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta



Postal Code T1Z 0S5

Exterior

Exterior Features None

Lot Description Square Shaped Lot

Additional Information

Date Listed October 2nd, 2025

Days on Market 1

Zoning 51

Listing Details

Listing Office Royal LePage Solutions

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