

# \$2,149,900 - 241128 Vale View Road, Rural Rocky View County

MLS® #A2194076

**\$2,149,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 75.73 Acres

NONE, Rural Rocky View County, Alberta

\*\*\* SELLER IS WILLING TO DO VTB UP TO 75% / 17.2 ACRES ARE DESIGNATED FOR OUTDOOR RV STORAGE (APPROVED FOR 800 UNITS) \*\*\* 75.73 (+/-) ACRE PARCEL OF DEVELOPMENT LAND (ZONED DC122) - zoned for Agricultural & Outdoor Recreation Vehicle (RV) Storage Area. SOLID LOCATION - APPROXIMATELY 20 MINUTES TO CALGARY CITY LIMITS & 10 MINUTES TO CHESTERMERE CITY LIMITS AS WELL AS LANGDON CITY LIMITS! On this property, 17.2 Acres have been designated for Outdoor RV Storage with a MAX OF 3 PRINCIPAL BUILDINGS (max combined area shall not exceed 500.0 sq m / 5,382.0 sq ft) and a MAX OF 5 ACCESSORY BUILDINGS (max combined area shall not exceed 200.0 sq m / 2,152.8 sq ft) ----- The rest of the parcel has been assigned Agricultural Area with uses such as General Agriculture, Dwelling, single-detached, accessory to the agricultural use, as well as Accessory Buildings and Private Outdoor Riding Arena! On this parcel you are permitted 3 accessory buildings and 1 primary building. There is a 3000 sq ft building on the parcel, with 1/3 of the space making up for an office and the rest serving as a barn. This parcel has a lot of potential with its location and size - RV storage for people of Chestermere, Calgary and Langdon and it also serves as a good spot for animal lovers! Contact your favorite realtor for a viewing



today!

Built in 1990

### Essential Information

MLS® #	A2194076
Price	\$2,149,900
Bathrooms	0.00
Acres	75.73
Year Built	1990
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	241128 Vale View Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 2G3

### Additional Information

Date Listed	February 10th, 2025
Days on Market	93
Zoning	DC122

### Listing Details

Listing Office	Real Broker
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