

235200 Range Road 281
Rural Rocky View County, Alberta

MLS # A2186753



\$2,989,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 7,318 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 10 | Baths: | 5 full / 2 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 20.01 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y | | |

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| Heating: | In Floor, Forced Air | Water: | Well |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | AG-SML |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Electric Cooktop, Electric Range X 2, Oven Built-In X 1, Range Hood X3, Refrigerator X 3, Dishwasher X 2, Garage Door Openers X 3 with Remotes X 3, Washer/Dryer, Central VacUum Rough-In, Green House, Shed

ONE OF A KIND ACREAGE - 20+ ACRE PARCEL (IDEAL FOR SUBDIVISION; SUBJECT TO CITY APPROVAL) - 10,800+ SQ FT W 10 BEDS, 6 FULL BATHS & 2 HALF BATHS - WALKOUT BASEMENT WITH A LEGAL SUITE & ILLEGAL SUITE - OVERSIZED TRIPLE CAR GARAGE - OVERSIZED DRIVEWAY - HUGE 46 FT BALCONY & PATIO - TONS OF UPGRADES INCLUDING HIGH CEILINGS, VAULTED CEILINGS, GRANITE COUNTERS, FULL HEIGHT CABINETRY & MORE - MOUNTAIN VIEWS - Main Level offers 2 dining rooms, Oval office, BEDROOM WITH ENSUITE, SUNROOM, living room with Vaulted Ceilings, Spacious Kitchen, family room with fireplace, laundry and half bath - Upper level offers 6 Bedrooms (5 Beds + 1 Den/Bonus) & 3.5 Baths. All bedrooms have direct access to a FULL bath (excluding the Den/Bonus). Of the 6 bedrooms, 1 is the master that comes with a W.I.C & 5 PC ENSUITE! There is also a half bath on the upper level. The walkout basement offers 2 living spaces (1 legal suite & 1 illegal suite) combining for a total of 3 Bedrooms + 1 Media Room (that can also be used as an additional bedroom), 2 kitchen, 2 FULL baths & a rec room and family room! There are lots of amazing features with this property starting with its LOCATION -> Just a stone's throw from Chestermere City, approximately 5 minutes from Chestermere High School & around 30 minutes to Downtown Calgary! In addition to that, this home is on a SUBDIVIDABLE PARCEL (subject to city approval) and with the Illegal and Legal Suite in the basement, you have 2 MORTGAGE HELPERS for your property!