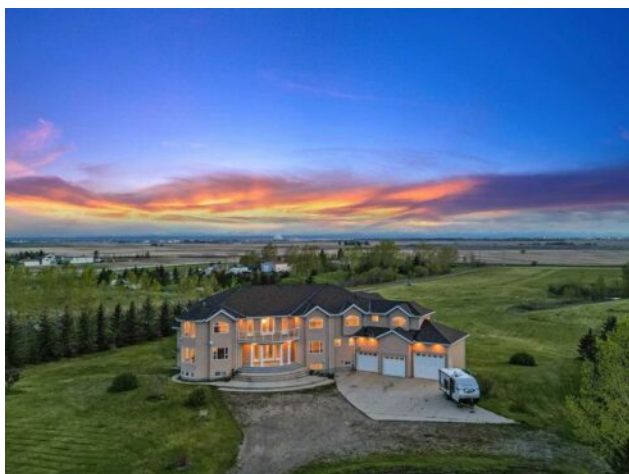


235200 Range Road 281  
Rural Rocky View County, Alberta

MLS # A2186753



## \$2,989,900

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

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

**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!