



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

235047 Range Road 275A
Rural Rocky View County, Alberta

MLS # A2217675



\$900,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,175 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Attached, Oversized, RV Access/Parking		
Lot Size:	4.55 Acres		
Lot Feat:	Back Yard, Front Yard, Level, Seasonal Water		

Heating:	Combination, Fireplace(s), Forced Air	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Ride-On Lawn mower, A/C Unit (as-is), garage shelves, basement shelves

Looking for more space without sacrificing convenience? Welcome to this 4.55 Acre property less than 20 minutes from Calgary. Set on a quiet lot, this property offers privacy, room to grow, and easy access to amenities in Chestermere and Langdon, including schools (Chestermere high school, Indus school, Langdon school & more), shopping and dining. Golf lovers- Heatherglen Golf course is only a 10 minute drive! A tree-lined driveway leads you to an almost 2200 sq ft brick bungalow with 3 bedrooms and 2 bathrooms. The spacious layout features a large living area with a wood-burning fireplace, complete with a unique blower fan system to efficiently circulate heat. The kitchen and dining area offer plenty of space for gatherings, while the full sized, unfinished basement is loaded with potential. Outdoors, you'll find a peaceful seasonal pond and plenty of open space for gardening, or simply enjoying nature. At the back of the property sits a large shop with a completed exterior and cold-rated shell- ready for you to customize the interior for your hobbies, workspace, or storage needs. Whether you're looking to settle into country living or expand your lifestyle with room to roam, this property is ready to welcome your vision!