



**GRASSROOTS**  
REALTY GROUP

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

**241017 Range Road 280**  
**Rural Rocky View County, Alberta**

**MLS # A2243050**



**\$1,124,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Garage Door Opener, O		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Level, Open Lot, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Pantry, Skylight(s), Storage

<b>Water:</b>	Well
<b>Sewer:</b>	Septic Tank
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** NA

Country Living on 2 Acres &ndash; Farmhouse with Workshop | Rocky View County. Discover the perfect blend of peaceful country living and city convenience, just minutes from Chestermere High School and all the amenities of Chestermere and Calgary. The property features a well-maintained farmhouse offering spacious living, a functional layout, and room to grow. Ideal for families, hobbyists, or those looking to escape the city without giving up quick access to schools, shopping, and major highways. 4 Bedrooms, 3 Bathrooms Cozy and bright farmhouse with large windows and open living space, Detached workshop &ndash; perfect for a home-based business, mechanic, or storage Flat and usable 2-acre parcel ideal for gardening, small animals, or outdoor recreation Private well & septic, Zoned for country residential. This is a rare opportunity to own a turn-key acreage so close to city life, schools, and services&mdash;without the high cost of in-town living. Prime location &ndash; 2 minutes to Chestermere High School, 10 minutes to Chestermere Lake, 25 minutes to downtown Calgary. Whether you're a growing family, investor, or business owner seeking space and freedom, this property offers endless potential. The main floor of the home boasts a massive Living room and a Country Kitchen with Stainless Steel Appliances - Hardwood and brand-new carpets in the bedrooms - 3 Bedrooms and 2 full bathrooms, which includes the Primary Ensuite. The basement is FULLY developed with a HUGE Family and Games room, a 4th bedroom, a full bathroom, laundry and storage space. Now on the OUTSIDE - 2 FULLY FENCED and Landscaped ACRES, a DOUBLE Attached Heated and Insulated Garage, A 22x28 Insulated and Heated WORKSHOP, 2 large Quonsets 2-level DECK that has a 116x12 covered area & 34x27 lower area both with CITY AND MOUNTAIN

VIEWS and finally a FOUR SEASONS SUNROOM! A perfect set-up for A CAR COLLECTOR or HOBBYIST. See this one first.