



**GRASSROOTS**  
REALTY GROUP

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**235048 Range Road 281**  
**Rural Rocky View County, Alberta**

**MLS # A2244392**



**\$1,424,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,484 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Gated, Gravel Driveway, RV Access/Parking, S		
<b>Lot Size:</b>	6.10 Acres		
<b>Lot Feat:</b>	Few Trees, Lawn, Open Lot, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	36-23-28-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Separate Entrance, Storage, Wet Bar		
<b>Inclusions:</b>	2 Garage Door Openers, 2 Garage Remotes, 2 Washers, 2 Dryers, 2 Ceiling Fans, Alarm System without contracts		

WELCOME to this SPACIOUS 2-STOREY HOME set on 6.10 ACRES w/ a 1,527 SQ FT SHOP in the heart of RURAL ROCKY VIEW COUNTY, just 11 MINS EAST OF CALGARY and 6 MINS SOUTH OF CHESTERMERE. With 3,484 SQ FT ABOVE GRADE + an additional 1,707 SQ FT WALK-OUT BASEMENT, this residence offers over 5,191 SQ FT of LIVING SPACE with 3 Bedrooms (+ a potential 4th), 3.5 Bathrooms + IN-FLOOR HEATING w/ ZONE Control! Solidly built with GREAT BONES, it provides the rare opportunity to make this home your own in a PRIVATE COUNTRY SETTING while building on a STRONG FOUNDATION. Step inside and you are welcomed by a BRIGHT FOYER that opens into the GRAND LIVING ROOM, where soaring 17' CEILINGS + EXPANSIVE WINDOWS fill the space with NATURAL LIGHT & OAK Flooring throughout. A GAS FIREPLACE anchors the room, offering a focal point for both FAMILY GATHERINGS and ENTERTAINING. Just beyond, a more intimate FAMILY ROOM provides a COZY RETREAT, perfect for everyday living. The KITCHEN, located at the heart of the MAIN FLOOR, is generously sized with QUARTZ COUNTERS, a CENTRAL ISLAND, PANTRY, + BUILT-IN APPLIANCES. It flows into a cheerful BREAKFAST NOOK with COUNTRY VIEWS and direct access to the DECK, where morning coffee can be enjoyed. A FORMAL DINING ROOM sits adjacent, easily accommodating large family dinners or holiday gatherings. The PRIVATE DEN is ideal for a HOME OFFICE, + a LAUNDRY ROOM with sink, and a convenient 2-PC Bath. The UPPER LEVEL has the PRIMARY SUITE w/ a WALK-IN CLOSET + a spacious 4-PC ENSUITE, offering quiet views of the surrounding property. 2 ADDITIONAL BEDROOMS, a LARGE BONUS ROOM, + a FULL BATH complete the

upstairs! The WALK-OUT BASEMENT, currently unfinished, is already framed with a RECREATION AREA, FLEX ROOMS, a WET BAR, and a BATHROOM. With its SEPARATE ENTRANCE and FULL-SIZE WINDOWS, the basement is primed for development into a MEDIA ROOM, FITNESS SPACE, or ADDITIONAL BEDROOMS, depending on your needs. Have peace of mind with Class 4 HAIL-RESISTANT Shingles, and an ATTACHED SINGLE GARAGE adds to the convenience. Outdoors, the property shines w/a 52' x 29' HEATED SHOP w/ a 12' OVERHEAD DOOR, HIGH CEILINGS, 4pc bath, Washer/dryer - ideal for BUSINESSES, EQUIPMENT, VEHICLES, or HOBBIES. With R-RUR ZONING, this property offers remarkable FLEXIBILITY, from AGRICULTURAL, to Home-Based businesses (type II). The ACREAGE is fully FENCED w/ space for ANIMALS, GARDENS, or FUTURE EQUESTRIAN PURSUITS. Perfectly positioned, it provides the BEST OF BOTH WORLDS - a TRANQUIL RURAL RETREAT with seamless access to URBAN CONVENIENCES. Just minutes away, CHESTERMERE offers essentials, shopping, dining, and services, while CALGARY provides TOP-RANKED SCHOOLS, HOSPITALS, EMPLOYMENT, and ENTERTAINMENT. With quick access to GLENMORE + STONEY TRAIL, commuting is easy, and nearby GOLF COURSES, EQUESTRIAN CENTRES, LAKESIDE ACTIVITIES, and COMMUNITY FACILITIES let you enjoy COUNTRY LIVING without sacrificing convenience. Don't Miss Out - BOOK YOUR SHOWING NOW!!