



**GRASSROOTS**  
REALTY GROUP

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**233081 Glenmore View Road**  
**Rural Rocky View County, Alberta**

**MLS # A2261533**



**\$2,299,999**

<b>Division:</b>	Glenmore Views		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,192 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	18.82 Acres		
<b>Lot Feat:</b>	Back Yard, Level, Low Maintenance Landscape, Private, Rectangular Lot, Vie		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Paid For, Heating Paid For, Phone Paid For
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

18.82 Acreage, Rectangular lot, great property with house Barn and Shop. The 2 story 2192 Sq feet house with 4 bedroom, 3 full bath. Main floor has Living room, family room, Office, Kitchen, dinning room, laundry, and 3 pcs bath. Living room has fire place, and patio door to the deck, with cover hot tub and sauna (As-is) . Main floor office has built in desk, and oak panels. Country style kitchen with lots of white cabinets. Upstairs 4 bedrooms has Primary room with 4 pcs ensuite, and walk in closet, and other 3 bedrooms are good size, and 4 pcs main bathroom. Bedrooms has new carpets, and main floor has wood flooring. Workshop has compressor (as-is) for mechanically enthusiast, Barn and storage, Well water + Garage has 2 potable extra water tanks. Backyard has lot of trees, partially fenced and many more. Nearby by school in Chestermere, and close to Glenmore trail, heather and glen golf course.