



**GRASSROOTS**  
REALTY GROUP

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234163 Range Road 280 Road  
Rural Rocky View County, Alberta

MLS # A2261788



**\$1,975,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,265 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	77.99 Acres		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	25-23-28-W4
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: na

Look here carefull savvy buyers,A fantastic rural parcel,only 25 minutes from Calgary,10-15 minutes from Chestermere with a great 4 bedroom home ,fully finished with a walkout basement..Total of 5 bedrooms,This home was recently renovated,upgraded kitchen,all bath rooms are upgraded.This home lends itself to big families looking for space and comfort.Smashing views of city skyline and Rockyview rolling prarie.land is leased to a local farmer.This is a move in ready home,Quick possession is possible..