



GRASSROOTS
REALTY GROUP

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275113 TWP RD 240
Rural Rocky View County, Alberta

MLS # A2278641



\$1,849,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,068 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	7
Garage:	Quad or More Attached		
Lot Size:	2.00 Acres		
Lot Feat:	No Neighbours Behind, Open Lot, Private		

Heating:	Central, Natural Gas	Water:	Private, Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-23-27-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Satellite Internet
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Wet Bar		

Inclusions: N/A

Refined Country Luxury Just Minutes from Chestermere. This 2021 custom-built estate delivers over 5,400 sq. ft. of exceptional craftsmanship across three levels on nearly 2 acres. Designed for Luxury, functionality and family living, it presents a striking two-storey exterior with terrace Balconies, dazzling stonework and an Oversized Heated Garage that accommodates 6+ vehicles. On the main level, a grand foyer opens into bright, welcoming spaces filled with large windows for Natural Light. The inviting family room features a cozy fireplace and flows into a stunning Chef's kitchen with Granite Counters, a massive island, abundant cabinetry and a walk-in Pantry. A spacious Office that can be converted into a seventh bedroom sits next to a full bathroom, while a convenient mudroom off the garage keeps everything organized. A beautiful Deck off the kitchen – perfect for summer BBQs and entertaining. Upstairs are four generous bedrooms—each with its own ensuite, including two with Steam Showers, walk-in closets and private Balconies. A family room, flex space and convenient laundry complete this level. The primary Ensuite is a private retreat with a lavish 5-piece ensuite (granite counters, soaker tub, steam shower) and walk-in closet. The lower level is built for versatility and entertainment with a custom Wet Bar and full Media/Theatre room with washroom. The other side houses a fully self-contained 2-bedroom Legal suite complete with kitchen, bath, laundry and private entrance, while above-grade windows flood the entire level. The basement is equipped with in-floor heating for year-round comfort.with natural light. Car enthusiasts will appreciate the Attached, Heated, and Insulated garage—approximately 35' x 74' with high ceilings ready for a hoist, built-ins, and space for multiple vehicles. There's even a dedicated

hot-tub room already set up for your relaxation needs. Outdoors, the expansive grounds are ready for your vision—a sports court, pool, outdoor kitchen or entertainment area. Smart-home features include Surround Sound, exterior Puck Lights, Security Cameras, and Dual high-efficiency furnaces. Situated in Rocky View County, this estate combines peaceful country living with urban convenience—just 5 minutes to Chestermere and a short drive to Calgary with quick access to Hwy 1, Stoney Trail, Deerfoot Trail and Glenmore Trail.