



245001 Range Road 280
Rural Rocky View County, Alberta

MLS # A2102556



\$1,500,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,669 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	4.02 Acres		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Rubber, See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-24-28-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Just minutes to Calgary.....Location. Location. Location. 25 Minutes to YYC Calgary International Airport. 5 minutest to Chestermere Lake. Balzac Industrial Park. Airdrie. Cross Iron Mall. Costco. Nestled on 4.+Acres. Mountain and Countryside Views. Mature Trees Unique Design. One Half Storey Home. Upgrade Appliances, Ultra Modern Spacious Kitchen. High End Appliances and Cabinets. Bamboo Hardwood Floors. Owners are Downsizing. 3 Bedrooms. 3 Bathrooms with the option of a 4th Bathroom. 1972 square feet main floor living. Upper Level Great Room 697 square feet. All Decked Out. Mountain Views. Countryside. Open Concept. Enjoy the Gas Fireplace. Oversized Double Attached Garage is Heated 23' X 25'. Quonset 25'x39'with Concrete Floor. Heated Shop 2400 square feet with 950' square foot Mezzanine . Maximum Curb Appeal Plus. Enjoy all the natural beauty from your front and rear decks. Interior Top-Quality . easy care, pride of ownership. The Green Green Grass of Home. Minimum Gravel. TREED Property. Commuters Delight. 5 minutes to Chestermere High School. Energy efficient exterior. Euroshield Rubber Roof. Lifetime Warranty. Hardie Board Siding. Directions: East of Calgary. just past Chestermere. Bring your Family Business Home. Subsidize your mortgage. No More Landlords. Live and Work from Home. Priced to SELL. Location. Location. Location. Will not be replaced at this price.Pride of Ownership.