



**GRASSROOTS**  
REALTY GROUP

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**235103 RR 283**  
**Rural Rocky View County, Alberta**

**MLS # A2108168**



**\$7,859,500**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	3,313 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Front, Quad or More Attached		
<b>Lot Size:</b>	155.00 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, No Neighbours Behind, Landscaping		

<b>Heating:</b>	-	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	-	<b>Near Town:</b>	Chestermere
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	33-23-28-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	AG-GEN
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)

**Major Use:** Hay

This SUPERB 155 acre PROPERTY has a TON to offer - the LONG - TERM Investment potential is CLEAR! Currently zoned Ag-General but w/DEVELOPMENT going on all around us + being PART of the "JANET AREA STRUCTURE PLAN" (ASP) Development Area, this could be the OPPORTUNITY of a LIFETIME for someone w/VISION, plus 150 acres have been Seeded in Barley, as an Income Property while the Investment Grows. Incredible 1 + 1/2 Storey HOME has over 5077 Sq. Ft. of DEVELOPED Living Space that begins w/a SPACIOUS open floor plan, ILLEGAL SUITE, w/WALK OUT BASEMENT, 2 CAR Garage, plus GREAT Landscaping + TIMELESS Curb appeal, IMPRESSIVE Entrance into the OPEN main Living area w/HIGH Ceilings, MASSIVE Living room is MADE for ENTERTAINING + is centered around the FIREPLACE (+ has 'backyard' access), adjoining Kitchen w/TIERED Island incl: BREAKFAST Bar, + Matching appliances, plus Dining area w/Entrance to the Incredible SCREENED in SUNROOM overlooking the PRIVATE YARD. MUD ROOM area features large Storage area w/Built-Ins, Laundry room, half bath, + Shower area to HOSE OFF. Office nook w/BOOKCASES. UPSTAIRS is the Spacious Master bedroom w/5 pc EN-SUITE incl: SOAKER tub, Walk-In-Closet, + BALCONY. There are 2 more BEDROOMS w/WALK-IN CLOSETS, + BIG (SHARED) 4 pc Bath on the MAIN FLOOR. The Basement is ROOMY to accommodate the SETUP you need, including REC ROOM, USEFUL 2nd Kitchen, 4th Bedroom, TONS of Storage/Cold Storage, plus WALKOUT access OUTSIDE. 2 LARGE OUTBUILDINGS which will CERTAINLY Be USEFUL for OWNING an acreage, plus all this LAND that has many purposes, plus a SECURE Electric Gate. A Sport Court-59'0" X 30'0", + Fire Pit-20'0" X 20'0" in the back. The AREA opposite the Canal is going to be

DEVELOPED as Industrial, + this property falls into 'LONG TERM DEVELOPMENT', which will be a mix of Industrial + Commercial (as per the RVC Janet ASP). PLUS, excellent location Close to the CANAL, + SUPER QUICK drive to Chestermere or CALGARY so you don't need to give up CITY AMENITIES. Questions on the Janet ASP or the LONG TERM Value; call your Agent for a package!!! Excellent OPPORTUNITY KNOCKS + they don't come up OFTEN!!!