



281060 Township Road 243
Rural Rocky View County, Alberta

MLS # A2121493



\$1,590,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,097 sq.ft.	Age:	2000 (24 yrs old)
Beds:	8	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Front Yard, No Neighbours Behind, Other, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Concrete	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	23-24-28-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Skylight(s), Walk-In Closet(s), Wet Bar		

Inclusions: Curtains

Escape to the perfect blend of rural tranquility and urban convenience with this exquisite property in Rocky View County, just moments away from Chestermere. Boasting 7 bedrooms and 4.5 bathrooms across a sprawling 4-acre lot, this home offers ample space for comfortable living. Step inside to discover a thoughtfully designed open concept layout with over 4700 sqft of developed living space, ideal for entertaining guests or enjoying quiet family evenings. The fully developed walkout basement, complete with a rough-in for a hot tub room, adds to the recreational opportunities and enhances the overall appeal of the home. Enjoy the luxury of heated floors throughout the main and lower levels, ensuring warmth and comfort year-round. Additionally, the durable cement tile roof provides peace of mind and low maintenance for years to come. Conveniently located just a 3-minute drive from Chestermere Lake and a short 25-minute drive to downtown Calgary, you'll have easy access to a plethora of urban amenities while still savoring the serenity of rural living. Don't miss your chance to experience the best of both worlds in this exceptional property!