



233002 Range Road 283  
Rural Rocky View County, Alberta

MLS # A2135236



**\$1,999,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,131 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Garage Door Opener, Outside, Secured, Triple Garage Attached		
<b>Lot Size:</b>	5.40 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	22-23-28-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this beautiful open-concept bungalow situated on 5.40 acres parcel. Main Level features spacious layout with formal living room, large family room, well-appointed kitchen with a gas stove, 3 bedrooms including a master suite with a cozy 3-sided fireplace and 5-piece ensuite bath. Formal dining room and a breakfast nook for casual meals. Beautiful hardwood flooring on the main level adds warmth and elegance. Fully finished WALK-OUT illegal basement suite with separate entrance to grade level. Basement features a huge family room, second kitchen, 2 bedrooms, den, laundry room, and a full bathroom. Step outside onto the expansive deck, perfect for outdoor entertaining, dining, and enjoying the stunning views. Front Attached Garage provides convenient and secure parking with direct access to the home. Fully fenced yard equipped with lights and cameras, offering both safety and vast open space. This unique property offers endless possibilities for the right buyer. Whether you're looking for a serene family home, or an investment opportunity, this bungalow on 5.40 acres is a must-see. Conveniently located near Calgary and Chestermere with easy access to Glenmore Trail.