



243127 Range Road 281A
Rural Rocky View County, Alberta

MLS # A2139104



\$1,499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,035 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	4
Garage:	Oversized, Triple Garage Attached		
Lot Size:	3.05 Acres		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	23-24-28-W4
Exterior:	Brick, Stucco, Wood Frame	Zoning:	TBV
Foundation:	Wood	Utilities:	-
Features:	Bar, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

STUNNING ACREAGE JUST A STONE'S THROW FROM CHESTERMERE - 3.05 ACRE PARCEL - 4500+ SQ FT HOME W 5 BEDS & 4 FULLS BATH - Pickleball/BASKETBALL COURT - 2200+ SQ FT HEATED SHOP (MORTGAGE HELPER) - WALKOUT BASEMENT - OVERSIZED TRIPLE GARAGE - IN FLOOR HEAT IN GARAGE & BASEMENT (BOILER SYSTEM WAS JUST REPLACED) - BALCONY, DECK & PATIO - SUNROOM W HOT TUB - Spacious & functional floorplan - Main level offers a formal living, dining, spacious kitchen with modern appliances, breakfast nook with access to your HUGE SUNROOM W HOT TUB, family room with fireplace and laundry - THERE IS ALSO A BEDROOM (CURRENTLY USED AS OFFICE) & FULL BATH ON THE MAIN LEVEL; PERFECT FOR ELDERLY INDIVIDUALS - Upper level offers 4 bedrooms and 2 FULL baths. Of the 4 bedrooms, 1 is the master that comes with a 5 PC ENSUITE, W.IC & PERSONAL BALCONY - The WALKOUT BASEMENT offers a huge rec room w bar & fireplace, FULL bath & ample storage! This property is one of a kind especially with its location, stunning landscaping and added facilities such as the pickleball/basketball court & HEATED SHOP (MORTGAGE HELPER)! GREAT VALUE! LOCATION! LOCATION! LOCATION!