



**GRASSROOTS**  
REALTY GROUP

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**235200 Range Road 281**  
**Rural Rocky View County, Alberta**

**MLS # A2186753**



**\$2,989,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	7,318 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	10	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	20.01 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<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>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	AG-SML
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Electric Cooktop, Electric Range X 2, Oven Built-In X 1, Range Hood X3, Refrigerator X 3, Dishwasher X 2, Garage Door Openers X 3 with Remotes X 3, Washer/Dryer, Central Vacuum Rough-In, Green House, Shed

ONE OF A KIND ACREAGE - 20+ ACRE PARCEL (IDEAL FOR SUBDIVISION; SUBJECT TO CITY APPROVAL) - 10,800+ SQ FT W 10 BEDS, 5 FULL BATHS & 2 HALF BATHS - WALKOUT BASEMENT WITH A LEGAL SUITE & ILLEGAL SUITE - OVERSIZED TRIPLE CAR GARAGE - OVERSIZED DRIVEWAY - HUGE 46 FT BALCONY & PATIO - TONS OF UPGRADES INCLUDING HIGH CEILINGS, VAULTED CEILINGS, GRANITE COUNTERS, FULL HEIGHT CABINETRY & MORE - MOUNTAIN VIEWS - Main Level offers 2 dining rooms, Oval office, BEDROOM WITH ENSUITE, SUNROOM, living room with Vaulted Ceilings, Spacious Kitchen, family room with fireplace, laundry and half bath - Upper level offers 6 Bedrooms (5 Beds + 1 Den/Bonus) & 3.5 Baths. All bedrooms have direct access to a FULL bath (excluding the Den/Bonus). Of the 6 bedrooms, 1 is the master that comes with a W.I.C & 5 PC ENSUITE! There is also a half bath on the upper level. The walkout basement offers 2 living spaces (1 legal suite & 1 illegal suite) combining for a total of 3 Bedrooms + 1 Media Room (that can also be used as an additional bedroom), 2 kitchen, 2 FULL baths & a rec room and family room! There are lots of amazing features with this property starting with its LOCATION -> Just a stone's throw from Chestermere City, approximately 5 minutes from Chestermere High School & around 30 minutes to Downtown Calgary! In addition to that, this home is on a SUBDIVIDABLE PARCEL (subject to city approval) and with the Illegal and Legal Suite in the basement, you have 2 MORTGAGE HELPERS for your property!