



**GRASSROOTS**  
REALTY GROUP

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243066 Range Road 281  
Rural Rocky View County, Alberta

MLS # A2196345



**\$1,599,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,411 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	15.93 Acres		
Lot Feat:	Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Piling(s)
Features:	No Smoking Home, Open Floorplan

Water:	Other
Sewer:	Septic Field
Condo Fee:	-
LLD:	-
Zoning:	A-SML
Utilities:	-

Inclusions: N/A

A STONE'S THROW FROM CHESTERMERE CITY AND RIGHT BY THE NEW DEVELOPMENT OF CLEARWATER PARK (TONS OF AMENITIES COMING YOUR WAY) - 1400+ SQFT BUNGALOW ON A 15.93 ACRE PARCEL RIGHT BY THE CITY; OFFERING 3 BEDROOMS, 2 FULL BATHS & OVERSIZED, HEATED DOUBLE GARAGE - ADDITIONAL FEATURES ON THE PARCEL INCLUDE A WORKSHOP & 3 STALL BARN (PERFECT HOME FOR EQUESTRIAN / HORSE LOVERS)! Entering this stunning bungalow, you will find a huge family room, dining with access to your own SUNROOM, kitchen, 3 bedrooms, 2 FULL baths and the laundry feature. Of the 3 bedrooms, 1 is the master that comes with its own ensuite and walk-in closet. PLEASE NOTE THAT THE SUNROOM IS NOT INCLUDED IN THE SQUARE FOOTAGE OF THE HOME. THIS IS A RARE OOPPORTUNITY TO LIVE IN AN ACREAGE ON SUCH A PARCEL RIGHT BY THE CITY - EASY ACCESS TO AMENITIES AND EASY ACCESS TO 16TH AVE / HIGHWAY 1 - Call your realtor for a viewing today!