



THE
A-TEAM

**RE/MAX
FIRST**

280156 TOWNSHIP ROAD 241A , Chestermere T2P 2G7

MLS®#: **A2122898**

Area: **East Chestermere**

Listing Date: **04/14/24**

List Price: **\$2,499,999**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Chestermere

Year Built:

0

Lot Information

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Sz Ar:

675,180 sqft

Lot Shape:

DOM

35

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

LLR

Remarks

Pub Rmks:

Welcome to a land of abundant opportunity nestled in the heart of potential and growth. Spanning over fifteen acres, this flat land boasts the remarkable potential for subdivision into one-acre parcels, see supplements for additional information. It presents a unique opportunity for developers and investors alike to envision

and create a bespoke living community within the Chestermere East Acreages. Location is everything, and this property does not fall short. Situated under ten minutes from the heart of Chestermere, it positions future residences in a sweet spot of accessibility and seclusion. Chestermere, known for its serene lake, vibrant parklands, and welcoming community, offers a quality of life that's both enriching and peaceful. Whether it's a morning jog by the lake or a leisurely stroll in one of the many parks, recreation is never far away. The property's strategic location places it within a comfortable distance from essential community features, underpinning its appeal for families and individuals alike. Chestermere High School, renowned for its dedication to fostering academic excellence and personal growth, is merely a stone's throw away, making this location ideal for families valuing educational accessibility. Recreation and leisure pursuits have not been overlooked, with Sunset Beach presenting an opportunity for serene relaxation or engaging water sports, situated just over two kilometers from the property. Moreover, the hustle and bustle of downtown Calgary are but a short journey away, under thirty minutes, offering the perfect blend of suburban tranquility and urban convenience. This proximity to Calgary's thriving downtown area ensures that residents can enjoy the best of both worlds - a calm, peaceful home environment with the vibrant city life within easy reach. This land's flat terrain not only simplifies construction but also opens the floodgates to imagination and creativity in designing a community that harmonizes with the natural beauty of the Chestermere area. It's a canvas awaiting the bold strokes of visionary developers to create something truly remarkable. 280156 Township Rd 241A offers more than just land; it offers a foundation for growth, community, and a future filled with possibilities. Whether you're looking to invest in the future of residential living or create a niche community in one of Calgary's most sought-after areas, this property promises a horizon teeming with potential.

Inclusions:

Property Listed By:

Existing house sold as is.

Coldwell Banker Mountain Central

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



