



THE
A-TEAM

**RE/MAX
FIRST**

280235 TOWNSHIP ROAD 240 , Rural Rocky View County T1X 2C7

MLS® #: **A2179426** Area: **NONE** Listing Date: **11/15/24** List Price: **\$3,299,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **1950**
 Year Built: **1950**
Lot Information
 Lot Sz Ar: **1,510,225 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,428**
 Low Sqft:
 Ttl Sqft: **1,428**

DOM

36
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Creek/River/Stream/Pond,Few Trees,Lawn,Irregular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Other**

Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source: **Well**
 Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Freezer,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`10" x 11`11"	Den	Main	9`0" x 9`5"
Kitchen	Main	10`11" x 11`6"	Dining Room	Main	10`11" x 9`11"
4pc Bathroom	Main	7`5" x 9`1"	Family Room	Main	20`9" x 12`0"
Bedroom	Main	13`0" x 9`0"	Bedroom	Basement	14`1" x 10`9"







280235 Township Rd 240, Chestermere, AB

Main House-main Floor Exterior Area 1599.17 sq ft
Interior Area 1019.03 sq ft
Excluded Area 271.85 sq ft



0 5 10 ft
PREPARED: 2024/01/11
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

280235 Township Rd 240, Chestermere, AB

Main House- Basement Exterior Area 203.24 sq ft
Interior Area 273.72 sq ft
Excluded Area 274.26 sq ft



0 5 10 ft
PREPARED: 2024/01/11
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

280235 Township Rd 240, Chestermere, AB

Mobile Home Exterior Area 1100.87 sq ft
Interior Area 1002.03 sq ft



0 5 10 ft
PREPARED: 2024/01/11
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280235 Township Rd 240, Chestermere, AB

Shop Interior Area 814.74 sq ft
Excluded Area 2720.91 sq ft



0 7 14 ft
PREPARED: 2024/01/11
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