



THE
A-TEAM

**RE/MAX
FIRST**

235200 RANGE ROAD 281 , Rural Rocky View County T2P 2G7

MLS®#: **A2186753**

Area: **NONE**

Listing Date: **01/10/25**

List Price: **\$2,989,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2004**
Lot Information
Lot Sz Ar: **871,635 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **7,318**
Low Sqft:
Ttl Sqft: **7,318**

DOM

85
Layout
Beds: **10 (7 3)**
Baths: **6.0 (5 2)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Garden, Many Trees, No Neighbours Behind, Private, Views**

Park Feat:

Triple Garage Attached

Utilities and Features

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

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Laminate, Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **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)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Sunroom/Solarium	Main	17`9" x 19`11"	3pc Bathroom	Main	6`0" x 11`0"
Bedroom	Main	17`8" x 15`2"	Office	Main	14`8" x 21`0"
Living Room	Main	17`11" x 21`9"	Kitchen	Main	18`8" x 20`2"
Dining Room	Main	17`4" x 15`1"	Dining Room	Main	19`9" x 9`11"
Laundry	Main	7`6" x 5`5"	2pc Bathroom	Main	7`5" x 4`4"
Family Room	Main	19`1" x 25`7"	Bedroom	Upper	18`4" x 21`3"
3pc Bathroom	Upper	11`3" x 9`11"	Bedroom	Upper	18`4" x 15`3"

3pc Bathroom	Upper	10`11" x 10`3"	Bedroom	Upper	14`4" x 15`0"
Bedroom	Upper	14`5" x 14`0"	Bedroom	Upper	19`9" x 15`5"
Bedroom - Primary	Upper	26`0" x 21`4"	5pc Ensuite bath	Upper	19`1" x 15`4"
Game Room	Basement	35`3" x 57`2"	Bedroom	Basement	17`0" x 26`8"
Kitchen	Basement	5`11" x 17`5"	Bedroom	Basement	16`9" x 15`9"
4pc Bathroom	Basement	9`5" x 4`11"	Bedroom	Basement	13`0" x 11`4"
2pc Bathroom	Upper	5`11" x 6`2"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **AG-SML**
 Legal Desc: **9010967**

Remarks

Pub Rmks: **ONE OF A KIND ACREAGE - 20+ ACRE PARCEL (IDEAL FOR SUBDIVISION; SUBJECT TO CITY APPROVAL) - 10,800+ SQ FT W 10 BEDS, 6 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 CABINETS & 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!**

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**

Property Listed By: **Real Broker**

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











