



**GRASSROOTS**  
REALTY GROUP

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**240076 PARADISE MEADOW Drive**  
**Chestermere, Alberta**

**MLS # A2233483**



**\$1,695,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,291 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Attached, Driveway, Enclosed, Parking Pad, RV Access		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Landscaped, Level, Pie Shaped Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Stone	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Veneer, Wood Frame	<b>Zoning:</b>	LLR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautiful home in Paradise! Conveniently located only few minutes away from Calgary and all amenities of Chestermere. This home is situated on 4 acres of land and has been substantially renovated in last 5 years. New kitchen, appliances, bathrooms, hardwood and custom stone tiled floors on the inside and windows, doors, new roof, Hardie board and stone siding, new septic tank on the outside. Home features 4 bedroom, 2 offices and open concept kitchen, large living room with tons of natural light throughout the house. Downstairs is 2 bedroom illegal suite with large eat in kitchen and separate entrance. Oversized double attached garage has been remodelled and space for workshop or small business shop created. There is lots of parking space including RV parking and lots of space for gardening, a storage shed is included. Call your realtor to book a viewing. The city of Chestermere allowed a subdivision of this type of lots recently.