



GRASSROOTS
REALTY GROUP

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241203 Range Road 280
Rural Rocky View County, Alberta

MLS # A2243728



\$4,750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,430 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, Quad or More Attached, RV Garage, Triple Garage Attached		
Lot Size:	64.64 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Boiler, In Floor, Forced Air, Natural Gas, Zoned	Water:	Cistern, Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CRD (minimum 1.98 Acre
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Crown Molding, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

Welcome to 241203 Range Road 280, Located right on the east boarder of the City of Chestermere. This property has almost 65 Acres of Residential - Country Residential District zoned land. (minimum lot size 1.98 Acres). This property would be a great candidate to subdivide into 2 acre parcels. The house is 3430 SF above grade with an attached triple garage plus 2 car tandem. The attached shop is 6500 SF and includes a loading bay with industrial loading dock, 12' high overhead doors, 10' concrete walls that are 14' high, insulated with 1" rigid insulation on the inside plus a 2x8 isolated framed interior wall. Total R value of walls is R40 plus the R value of the concrete walls. Concrete floors have in floor heating through out the entire shop. The entire structure has metal roofing, there is a 12000 L Cistern for City water if you choose, there is also a well that pumps 17 g/m. Dual septic fields at the rear of the property have been well maintained. House has triple pane windows, Central AC and in floor heating. There is an illegal suite on the main floor between the house and the tandem garage. It has a separate entrance from the yard as well as a door from the inside of the garage. The City of Chestermere has recently annexed up to the west line, as well as on the north side of the Trans Canada Highway. It is reasonable to think they will likely look into annexation of this property as well. Copies of the Chestermere development plan are available as well as area structure plans for land just west of this property.