



**275113 TWP RD 240**  
**Rural Rocky View County, Alberta**

**MLS # A2278641**



**\$1,780,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,068 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	7
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Open Lot, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	31-23-27-W4
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Satellite Internet

**Features:** Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Wet Bar

**Inclusions:** N/A

Refined Country Luxury Just Minutes from Chestermere. This 2021 custom-built estate delivers over 5,400 sq. ft. of exceptional craftsmanship across three levels on nearly 2 acres. Designed for Luxury, functionality and family living, it presents a striking two-storey exterior with terrace Balconies, dazzling stonework and an Oversized Heated Garage that accommodates 6+ vehicles. On the main level, a grand foyer opens into bright, welcoming spaces filled with large windows for Natural Light. The inviting family room features a cozy fireplace and flows into a stunning Chef's kitchen with Granite Counters, a massive island, abundant cabinetry and a walk-in Pantry. A spacious Office that can be converted into a seventh bedroom sits next to a full bathroom, while a convenient mudroom off the garage keeps everything organized. A beautiful Deck off the kitchen &ndash; perfect for summer BBQs and entertaining. Upstairs are four generous bedrooms&ndash;each with its own ensuite, including two with Steam Showers, walk-in closets and private Balconies. A family room, flex space and convenient laundry complete this level. The primary Ensuite is a private retreat with a lavish 5-piece ensuite (granite counters, soaker tub, steam shower) and walk-in closet. The lower level is built for versatility and entertainment with a custom Wet Bar and full Media/Theatre room with washroom. The other side houses a fully self-contained 2-bedroom Legal suite complete with kitchen, bath, laundry and private entrance, while above-grade windows flood the entire level. The basement is equipped with in-floor heating for year-round comfort.with natural light. Car enthusiasts will appreciate the Attached, Heated, and Insulated garage&mdash;approximately 35&rsquo; x 74&rsquo; with high ceilings ready for a hoist, built-ins, and space for multiple vehicles. There&rsquo;s even a dedicated

hot-tub room already set up for your relaxation needs. Outdoors, the expansive grounds are ready for your vision&mdash;a sports court, pool, outdoor kitchen or entertainment area. Smart-home features include Surround Sound, exterior Puck Lights, Security Cameras, and Dual high-efficiency furnaces. Situated in Rocky View County, this estate combines peaceful country living with urban convenience&mdash;just 5 minutes to Chestermere and a short drive to Calgary with quick access to Hwy 1, Stoney Trail, Deerfoot Trail and Glenmore Trail.