



243115 Range Road 281A  
Rural Rocky View County, Alberta

MLS # A2289224



**\$1,375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Garage Door Opener, Heated Garage, Insulated, Paved, Quad or More Attached		
<b>Lot Size:</b>	2.20 Acres		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	23-24-28-W4
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Dry Bar, Jetted Tub, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** All permanent fixtures, 3 Sheds, Security System w/ Contract, All Pool Equipment, Pool Cover Electric, Pool Heater, Water filter, BBQ Natural Gas, Bar Fridge, in wine room

Incredible acreage home conveniently located adjacent to Chestermere Lake on 2.2 private acres. Fully paved access to a large well-appointed bungalow with loft. Private main floor office off of the generous tiled front entry which leads to large living/dining area. Generous, bright spaces feature vaulted ceilings over the dining room separating the living area by an attractive three-sided gas fireplace and opening to a large deck and pool facility. Kitchen features an eat-up breakfast bar, granite counters and warm oak cabinets. Stainless modern appliances and large pantry provide a convenient and attractive workspace, all over warm honey oak hardwood floors throughout the main floor. Main floor primary bedroom boasts a large ensuite bath with jetted soaker tub and large, multi-headed shower. Second bedroom and main floor laundry complete the main floor and the loft area is a great bonus as a craft, hobby room or other get-away. The lower level a great family room, with fireplace, built-in bookcases and entertainment center. A games room and exceptional wine room adjoin. Three additional bedrooms round out the offering, all featuring large bright windows. The home features a wonderful 14' x 30' in-ground pool area off the living/dining rm. The heated pool includes a motorized cover and features a gazebo and pool house. Yard is 2 acres fully irrigated (WRED supplied) and beautifully landscaped. Garage is a mechanics dream with 5 heated stalls and extra room for a workshop. Whole-house water softener and R/O filter for drinking water. Mechanical, heating, A/C and water supply is impeccably maintained. Fabulous property with nothing to do but move in - don't let this one pass you by.