



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

243195 PARADISE Road
Chestermere, Alberta

MLS # A2303242



\$1,750,000

Division:	North Acreages		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,332 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	9.79 Acres		
Lot Feat:	Farm, Landscaped, Lawn, Level, Open Lot, Yard Lights		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-24-28-W4
Exterior:	Log	Zoning:	LLR
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

OPEN HOUSE SUNDAY 1-3pm Welcome to this well-kept 9.79 acre country residential property on sought-after Paradise Road, right on the edge of Chestermere. With quick access to Highway 1 and just minutes from Chestermere Lake, schools, shopping, and everyday amenities, this location offers the space of rural living without giving up convenience. The land is flat, fully usable, and nicely maintained with a mix of open space, lawn, and mature trees. The property is fenced with a gated entrance and includes a reliable well producing approximately 10 gallons per minute, along with a septic system already in place. Toward the back of the property, you'll find a small slough that brings in natural wildlife like ducks and frogs, adding to the peaceful setting. The log home is solid, comfortable, and move-in ready, offering around 1,350 sq. ft. above grade with three bedrooms upstairs and an additional bedroom in the fully developed basement. There are one and a half bathrooms, and the home is connected to natural gas, electricity, and cable. It's a practical home with plenty of potential to make it your own over time. For those needing extra space, the property features a detached triple car garage, two barns with a total of 16 stalls each - in good condition, and a few additional sheds for storage. There are also two smaller fenced pasture areas that have previously been used for horses. This is a great opportunity for families looking for more space, hobby farmers, or anyone wanting a quiet place to call home close to the city. At the same time, with Chestermere continuing to grow, this property also offers future development / investment potential for those looking longer term!