



245001 Range Road 280  
Rural Rocky View County, Alberta

MLS # A2305254



**\$1,600,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,669 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached, Driveway, Front Drive, RV Access/Parking		
<b>Lot Size:</b>	4.02 Acres		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Rubber, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

Just minutes to Calgary.....Location. Location. Location. 25 Minutes to YYC Calgary International Airport. 5 minutes to Chestermere Lake. Balzac Industrial Park. Airdrie. Cross Iron Mall. Costco. Downtown Calgary, and Hospitals. Nestled on 4.+Acres. Mountain and Countryside Views. Mature Trees Unique Design. One Half Storey Home. Upgrade Appliances, Ultra Modern Spacious Kitchen. High End Appliances and Cabinets. Bamboo Hardwood Floors. Owners are Downsizing. 3 Bedrooms. 3 Bathrooms with the option of a 4th Bathroom. 1972 square feet main floor living. Upper Level Great Room 697 square feet. All Decked Out. Mountain Views. Countryside. Open Concept. Enjoy the Gas Fireplace. Oversized Double Attached Garage is Heated 23' X 25'. Quonset 25'x39'with Concrete Floor. Heated Shop 2400 square feet with 950' square foot Mezzanine . Maximum Curb Appeal Plus. Enjoy all the natural beauty from your front and rear decks. Interior Top- Quality . easy care, pride of ownership. The Green Green Grass of Home. Minimum Gravel. TREED Property. Commuters Delight. 5 minutes to Chestermere High School. Energy efficient exterior. Euroshield Rubber Roof. Lifetime Warranty. Hardie Board Siding. Directions: East of Calgary. just past Chestermere. Bring your Family Business Home. Subsidize your mortgage. No More Landlords. Live and Work from Home. Priced to SELL. Location. Location. Location. Will not be replaced at this price.Pride of Ownership.