



**280135 Township Road 242 SE
Chestermere, Alberta**

MLS # A2307039



\$1,699,000

Division:	East Acreages		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,488 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	5
Garage:	Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	4.15 Acres		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-24-28-W4
Exterior:	Wood Frame	Zoning:	LLR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	NA		

PRICE REDUCTION! 4 Acres in City of Chestermere East Acreages with Highway 1 Frontage and Executive Two Story Home (6 Bedrooms, 5 Baths) with oversize heated triple attached garage (50' x 24'). Great opportunity to acquire land inside the City of Chestermere with future development potential (existing application for residential development currently underway nearby on RR 281 in East Acreages). Very nice custom executive two story with spacious, open floor plan (see attached VirtualTour) featuring cathedral ceiling and multiple living areas on the main floor, including bedroom adjacent to a full bath, main floor laundry, and heated oversize triple garage. Upper level features custom staircase leading to two Primary Bedrooms both with ensuite baths and two additional bedrooms with central full bath. Lower level is developed with a large bedroom, full bath and large living area and optional second bedroom, but lower level requires new flooring. Chestermere is one of Canada's fastest growing cities and this is your opportunity to acquire a Live, Work, and Play property, with great future opportunity. Come see for yourself!