



GRASSROOTS
REALTY GROUP

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280140 Township Road 241A
Chestermere, Alberta

MLS # A2332872



\$1,349,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,315 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Shared Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	LLR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: N/A

4 ACRES OF BEAUTIFULLY LANDSCAPED ACREAGE LIVING!! OVERSIZED HEATED DETACHED GARAGE!! 3250+ SQFT OF TOTAL LIVING SPACE!! 5 BEDROOMS & 3.5 BATHROOMS!! 4 decks totaling over 350 sq. ft., 12x12 gazebo, front patio 13x11, rear patio 16x15. UPGRADES INCLUDE: WATER FILTRATION SYSTEM, CULLIGAN HE WATER SOFTNER, NEW SEPTIC PUMP!! Escape the city without sacrificing convenience in this beautifully maintained 4-acre property, offering the perfect blend of peaceful country living and everyday comfort. Step onto the welcoming front patio and into a bright main floor featuring a spacious living room, formal dining area, and a large kitchen with abundant cabinetry for all your storage needs. The home also features a gas line behind the kitchen stove. The breakfast nook overlooks the picturesque backyard and provides direct access to the deck, making it the perfect place to enjoy your morning coffee. The cozy family room with a fireplace creates a warm gathering space, while a 2-piece bathroom and convenient main floor laundry complete this level. Upstairs, you'll find 3 generously sized bedrooms, including the spacious primary retreat featuring a 5-piece ensuite and walk-in closet. The remaining two bedrooms are served by a 3-piece bathroom. The fully finished basement adds even more living space with 2 additional bedrooms, a 4-piece bathroom, and a huge recreation room, perfect for entertaining, a home gym, or family movie nights. The front detached garage has been professionally converted into a functional workspace, complete with a welcoming waiting area, its own wall furnace, sink, and reverse osmosis water filtration system. Step outside and discover everything this incredible acreage has to offer. A gas line is already installed on the rear patio, making it convenient for a BBQ or future outdoor

entertaining setup. Enjoy expansive green space, a detached garage, fire pit area, oversized outdoor chess board, storage shed, and endless room for kids, pets, gardening, or entertaining. Whether you're hosting family gatherings or simply enjoying the peaceful surroundings, this property offers a lifestyle that's hard to match. Ideally located just 20 minutes to Calgary, and close to Chestermere High School, this exceptional property combines the tranquility of acreage living with the convenience of nearby city amenities. A rare opportunity you won't want to miss!