



GRASSROOTS
REALTY GROUP

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280148, 241 A Township Road
Chestermere, Alberta

MLS # A2335830



\$2,549,000

Division:	East Acreages		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,136 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	5 full / 2 half
Garage:	Quad or More Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Few Trees, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RRL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	na		

Custom-built luxury estate offering over 5,100 sq. ft. of beautifully developed living space, set on a prime 4-acre lot in the sought-after lake community of Chestermere. This exceptional home features 7 bedrooms, 5 full bathrooms and 2 half bathrooms, with in-floor heating throughout. The gourmet kitchen is designed for both everyday living and entertaining, complete with a butler's pantry and separate spice kitchen. Enjoy advanced smart-home technology with Smart Home System Radio RA 3, a Hide-A-Hose central vacuum system servicing all three levels, and a heated four-car attached garage. Additional highlights include a high-end home theatre, spacious entertainment areas, and a private tennis/playground area. A rare opportunity to own a one-of-a-kind luxury estate combining space, technology, comfort and an exceptional acreage setting close to the lake and all of Chestermere's amenities.