

# \$2,495,000 - 280143 Twp Road 242, Chestermere

MLS® #A2215089

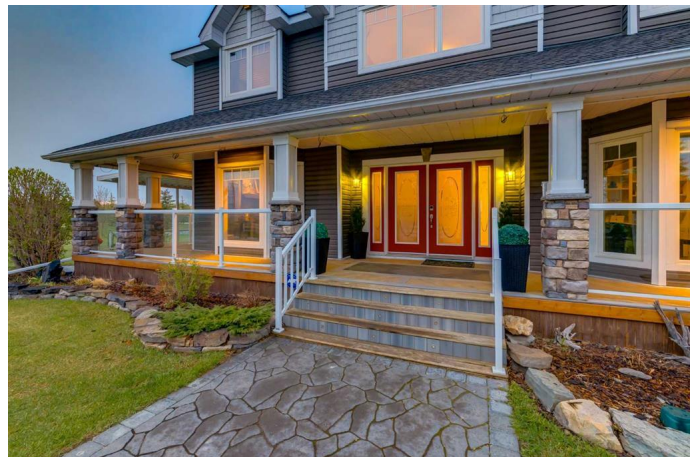
**\$2,495,000**

4 Bedroom, 4.00 Bathroom, 3,210 sqft

Residential on 5.42 Acres

NONE, Chestermere, Alberta

This SPECTACULAR LIFESTYLE Property is the PERFECT BLEND of Home + Business Opportunity, located on 5.42 GORGEOUS Acres w/a Manicured TREE'D Yard, + Comes w/a SPECTACULAR 4043 Sq. Ft. of Developed Living Space 2 Storey home EXTENSIVELY RENOVATED in 2017 down to the studs incl/all WINDOWS, an attached 1290 Sq. Ft. Indoor Pool area, Oversized 669 Sq Ft Heated Double Attached Garage w/EPOXY FLOORING, 450 Sq. Ft. Oversized Detached Single Garage, 2291 Sq. Ft. HUGE Heated SHOP w/15' HIGH ceilings, 14' X 14' door, plus a SPACIOUS 343 Sq. Ft. SEACAN attached to the shop for additional storage located on a Lot w/Interim COMMERCIAL/INDUSTRIAL Zoning + used previously for storing HEAVY EQUIPMENT. Located in the CITY of Chestermere on a quiet dead-end road w/NO ROAD BANS, a SEPARATE GRAVEL driveway, + a RECYCLED Asphalt Parking pad as well as the ASPHALT driveway to the house so your home can be operated separately from your Business. This "ONE" has it all and then some. Excellent curb APPEAL w/a INCREDIBLE WRAP AROUND deck, a WALK-UP Basement for an OFFICE, a SPACIOUS 590 Sq. Ft. covered SCREEN room w/Overhead RADIANT HEATERS, includes an OUTDOOR KITCHEN/DINING room, + a HUGE deck w/HOT TUB/GAZEBO. Inside this "IMMACULATE" home you are welcomed by a 20' VAULTED



Foyer, Main floor living room w/GREAT windows on either side of the WOOD BURNING Fireplace w/STONE ACCENTS, + a SPACIOUS Dining room off the INCREDIBLE CHEFâ€™s Kitchen w/BRIGHT White CABINETRY, PANTRY, w/Island, SS APPLIANCES incl/BUILT-IN Microwave/Oven, QUARTZ Counters, + a Cozy Breakfast Nook offers easy access to the exterior screen room.

The FANTASTIC Pool area comes with all that you need incl/GAS FIREPLACE, SLIDE, + all the EQUIPMENT for endless FUN for your entire FAMILY. A 3 pc Bathroom/Shower is located just off the Pool. The Den leads off the Foyer to a LARGE MEDIA/REC room, has A/C + access to the Mud + Utility rooms just off the garage + completes the main floor.

Upstairs are 4 bedrooms, a PRIMARY SUITE w/a 5 pc LUXURIOUS tiled â€œSPA-LIKEâ€• EN-SUITE, featuring a Standing Rain Shower, Dual Sinks, Soaker Tub, Water Closet, + a WALK-IN Closet w/CUSTOM BUILT-INâ€™s.

A 4 pc main Bath, with UPSTAIRS LAUNDRY + the OPEN to Below completes the upper floor. The Basement has a LARGE FAMILY room, SPACIOUS Office + FLEX area, a SPACIOUS Utility room, currently used as a HOME BASED OFFICE, has LOT'S + LOT'S of STORAGE space plus EASY access w/a Covered WALK UP stairs for PRIVATE entry + comes w/a 3 pc bath. SHED, FENCED

GARDEN, Dog run, + 4 minutes away to SHOPPING, this SPECTACULAR Property really is designed for your LIFESTYLE. All amenities of Rural Living with the Benefit of being in the CITY. Priced below replacement value, this type of property seldom comes up, and this â€œONEâ€• is a showstopper in â€œTURN-KEYâ€• condition. 4043 + 1290 + 590 + 2291 + 669 + 450 + 343 = 9,676 Sq Ft Developed Space + VALUE for the \$\$\$\$. This is the perfect package + one of Chestermere's best buys! Calling ALL Contractors!!!

Built in 1991

## Essential Information

MLS® #	A2215089
Price	\$2,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,210
Acres	5.42
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	280143 Twp Road 242
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0M5

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Satellite Internet Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	30
Parking	Double Garage Attached, Heated Garage, Insulated, RV Access/Parking, Single Garage Detached, Workshop in Garage, 220 Volt Wiring, Asphalt, Front Drive, Oversized, Quad or More Detached
# of Garages	12
Has Pool	Yes

## Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting,
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	See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Bookcases, French Door, Smart Home, Sump Pump(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Built-In Oven, Convection Oven, Freezer, Humidifier
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s), Radiant, Wood
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Mantle, Decorative, Fire Pit, Other, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Barbecue, Fire Pit, Garden, Lighting, Other, Private Entrance, Private Yard, Storage, Built-in Barbecue, BBQ gas line, Outdoor Kitchen, Rain Barrel/Cistern(s), RV Hookup
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Level, Private, See Remarks, Treed, Views, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	13
Zoning	LLR

## Listing Details

Listing Office	RE/MAX House of Real Estate
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