

\$4,750,000 - 241203 Range Road 280, Rural Rocky View County

MLS® #A2243728

\$4,750,000

5 Bedroom, 4.00 Bathroom, 3,430 sqft
Single Family on 64.64 Acres

N/A, Rural Rocky View County, Alberta

Welcome to 241203 Range Road 280, Located right on the east boarder of the City of Chestermere. This property has almost 65 Acres of Residential - Country Residential District zoned land. (minimum lot size 1.98 Acres). This property would be a great candidate to subdivide into 2 acre parcels. The house is 3430 SF above grade with an attached triple garage plus 2 car tandem. The attached shop is 6500 SF and includes a loading bay with industrial loading dock, 12' high overhead doors, 10' concrete walls that are 14' high, insulated with 1" rigid insulation on the inside plus a 2x8 isolated framed interior wall. Total R value of walls is R40 plus the R value of the concrete walls. Concrete floors have in floor heating through out the entire shop. The entire structure has metal roofing, there is a 12000 L Cistern for City water if you choose, there is also a well that pumps 17 g/m. Dual septic fields at the rear of the property have been well maintained. House has triple pane windows, Central AC and in floor heating. There is an illegal suite on the main floor between the house and the tandem garage. It has a separate entrance from the yard as well as a door from the inside of the garage. The City of Chestermere has recently annexed up to the west line, as well as on the north side of the Trans Canada Highway. It is reasonable to think they will likely look into annexation of this property as



well. Copies of the Chestermere development plan are available as well as area structure plans for land just west of this property.
(id:36535)

Built in 1993

Essential Information

Listing #	A2243728
Price	\$4,750,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	3,430
Acres	64.64
Year Built	1993
Type	Single Family
Sub-Type	Freehold

Community Information

Address	241203 Range Road 280
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	t0j1x0

Amenities

Amenities	Schools
Features	Treed, Wetlands, Level
Parking Spaces	20
Parking	Attached Garage, Garage, Parking Pad, RV
# of Garages	5
View	View

Interior

Appliances	Dishwasher, Oven, Dryer, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer, Cooktop - Induction
Heating	Natural gas Forced air, Other, In Floor Heating
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement Features	Walk out
Basement Type	Full (Finished)
Basement Development	Finished

Exterior

Exterior	Brick, Concrete, Stucco
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Courtesy Of CIR Realty
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