

\$1,424,900 - 235048 Range Road 281, Rural Rocky View County

MLS® #A2244392

\$1,424,900

3 Bedroom, 4.00 Bathroom, 3,484 sqft
Single Family on 6.10 Acres

N/A, Rural Rocky View County, Alberta

WELCOME to this SPACIOUS 2-STOREY HOME set on 6.10 ACRES w/ a 1,527 SQ FT SHOP in the heart of RURAL ROCKY VIEW COUNTY, just 11 MINS EAST OF CALGARY and 6 MINS SOUTH OF CHESTERMERE. With 3,484 SQ FT ABOVE GRADE + an additional 1,707 SQ FT WALK-OUT BASEMENT, this residence offers over 5,191 SQ FT of LIVING SPACE with 3 Bedrooms (+ a potential 4th), 3.5 Bathrooms + IN-FLOOR HEATING w/ ZONE Control! Solidly built with GREAT BONES, it provides the rare opportunity to make this home your own in a PRIVATE COUNTRY SETTING while building on a STRONG FOUNDATION. Step inside and you are welcomed by a BRIGHT FOYER that opens into the GRAND LIVING ROOM, where soaring 17'10" CEILINGS + EXPANSIVE WINDOWS fill the space with NATURAL LIGHT & OAK Flooring throughout. A GAS FIREPLACE anchors the room, offering a focal point for both FAMILY GATHERINGS and ENTERTAINING. Just beyond, a more intimate FAMILY ROOM provides a COZY RETREAT, perfect for everyday living. The KITCHEN, located at the heart of the MAIN FLOOR, is generously sized with QUARTZ COUNTERS, a CENTRAL ISLAND, PANTRY, + BUILT-IN APPLIANCES. It flows into a cheerful BREAKFAST NOOK with COUNTRY VIEWS and direct access to the DECK, where morning coffee can be



enjoyed. A FORMAL DINING ROOM sits adjacent, easily accommodating large family dinners or holiday gatherings. The PRIVATE DEN is ideal for a HOME OFFICE, + a LAUNDRY ROOM with sink, and a convenient 2-PC Bath. The UPPER LEVEL has the PRIMARY SUITE w/ a WALK-IN CLOSET + a spacious 4-PC ENSUITE, offering quiet views of the surrounding property. 2 ADDITIONAL BEDROOMS, a LARGE BONUS ROOM, + a FULL BATH complete the upstairs! The WALK-OUT BASEMENT, currently unfinished, is already framed with a RECREATION AREA, FLEX ROOMS, a WET BAR, and a BATHROOM. With its SEPARATE ENTRANCE and FULL-SIZE WINDOWS, the basement is primed for development into a MEDIA ROOM, FITNESS SPACE, or ADDITIONAL BEDROOMS, depending on your needs. Have peace of mind with Class 4 HAIL-RESISTANT Shingles, and an ATTACHED SINGLE GARAGE adds to the convenience. Outdoors, the property shines w/a 52' x 29' HEATED SHOP w/ a 12' OVERHEAD DOOR, HIGH CEILINGS, 4pc bath, Washer/dryer - ideal for BUSINESSES, EQUIPMENT, VEHICLES, or HOBBIES. With R-RUR ZONING, this property offers remarkable FLEXIBILITY, from AGRICULTURAL, to Home-Based businesses (type II). The ACREAGE is fully FENCED w/ space for ANIMALS, GARDENS, or FUTURE EQUESTRIAN PURSUITS. Perfectly positioned, it provides the BEST OF BOTH WORLDS - a TRANQUIL RURAL RETREAT with seamless access to URBAN CONVENIENCES. Just minutes away, CHESTERMERE offers essentials, shopping, dining, and services, while CALGARY provides TOP-RANKED SCHOOLS, HOSPITALS, EMPLOYMENT, and ENTERTAINMENT. With quick access to GLENMORE + STONEY TRAIL, commuting is easy, and nearby GOLF COURSES, EQUESTRIAN CENTRES,

LAKESIDE ACTIVITIES, and COMMUNITY FACILITIES let you enjoy COUNTRY LIVING without sacrificing convenience. Don't Miss Out - BOOK YOUR SHOWING NOW!!
(id:6289)

Built in 1993

Essential Information

Listing #	A2244392
Price	\$1,424,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	3,484
Acres	6.10
Year Built	1993
Type	Single Family
Sub-Type	Freehold

Community Information

Address	235048 Range Road 281
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T1X2C5

Amenities

Amenities	Schools, Shopping
Utilities	Electricity, Natural Gas, Telephone
Features	Other, Wet bar, French door
Parking	Attached Garage, Gravel, RV
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Compactor, Microwave Range Hood Combo, Oven - Built-In, Garage door opener
Heating	Natural gas Forced air, In Floor Heating
Cooling	None

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Basement	Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Wood

Listing Details

Listing Office RE/MAX House of Real Estate



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