

\$2,989,900 - 235200 Range Road 281, Rural Rocky View County

MLS® #A2186753

\$2,989,900

10 Bedroom, 7.00 Bathroom, 7,318 sqft
Residential on 20.01 Acres

NONE, Rural Rocky View County, Alberta

ONE OF A KIND ACREAGE - 20+ ACRE PARCEL (IDEAL FOR SUBDIVISION; SUBJECT TO CITY APPROVAL) - 10,800+ SQ FT W 10 BEDS, 6 FULL BATHS & 2 HALF BATHS - WALKOUT BASEMENT WITH A LEGAL SUITE & ILLEGAL SUITE - OVERSIZED TRIPLE CAR GARAGE - OVERSIZED DRIVEWAY - HUGE 46 FT BALCONY & PATIO - TONS OF UPGRADES INCLUDING HIGH CEILINGS, VAULTED CEILINGS, GRANITE COUNTERS, FULL HEIGHT CABINETRY & MORE - MOUNTAIN VIEWS - Main Level offers 2 dining rooms, Oval office, BEDROOM WITH ENSUITE, SUNROOM, living room with Vaulted Ceilings, Spacious Kitchen, family room with fireplace, laundry and half bath - Upper level offers 6 Bedrooms (5 Beds + 1 Den/Bonus) & 3.5 Baths. All bedrooms have direct access to a FULL bath (excluding the Den/Bonus). Of the 6 bedrooms, 1 is the master that comes with a W.I.C & 5 PC ENSUITE! There is also a half bath on the upper level. The walkout basement offers 2 living spaces (1 legal suite & 1 illegal suite) combining for a total of 3 Bedrooms + 1 Media Room (that can also be used as an additional bedroom), 2 kitchen, 2 FULL baths & a rec room and family room! There are lots of amazing features with this property starting with its LOCATION -> Just a stone's throw from Chestermere City, approximately 5 minutes from Chestermere



High School & around 30 minutes to Downtown Calgary! In addition to that, this home is on a SUBDIVIDABLE PARCEL (subject to city approval) and with the Illegal and Legal Suite in the basement, you have 2 MORTGAGE HELPERS for your property!

Built in 2004

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2186753 |
| Price | \$2,989,900 |
| Bedrooms | 10 |
| Bathrooms | 7.00 |
| Full Baths | 5 |
| Half Baths | 2 |
| Square Footage | 7,318 |
| Acres | 20.01 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 235200 Range Road 281 |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T2P 2G7 |

Amenities

| | |
|--------------|------------------------|
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, |
|-------------------|---|

| | |
|-----------------|--|
| | Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | See Remarks |
| Heating | In Floor, Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Private, Views, Creek/River/Stream/Pond, Many Trees, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 10th, 2025 |
| Days on Market | 93 |
| Zoning | AG-SML |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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