

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

MLS® #A2215089

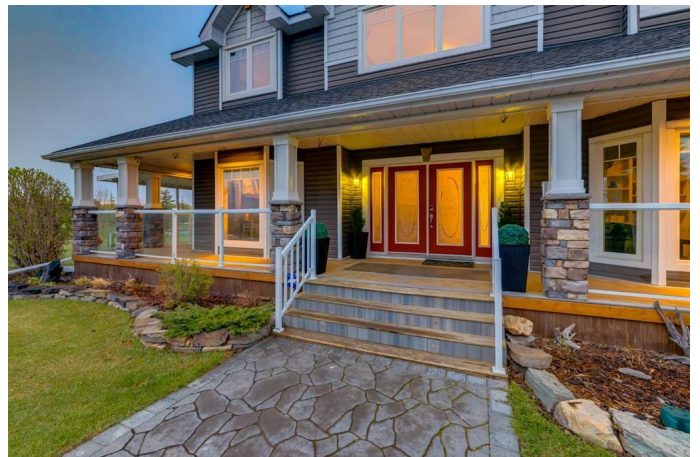
**\$2,495,000**

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

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz |
|-------------------|---|

|                 |   |
|-----------------|---|
|                 | Counters, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound  |
| Appliances      | Bar Fridge, Built-In Oven, Convection Oven, Dishwasher, Dryer, Freezer, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating         | In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant, Wood  |
| Cooling         | Wall Unit(s)  |
| Fireplace       | Yes   |
| # of Fireplaces | 3   |
| Fireplaces      | Decorative, Gas, Living Room, Mantle, Other, Recreation Room, Wood Burning, Fire Pit  |
| Has Basement    | Yes   |
| Basement        | Finished, Full, Walk-Out  |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 17             |
| Zoning         | LLR            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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