

\$1,295,000 - 245179 Range Road 283, Rural Rocky View Cou

MLS® #A1159697

\$1,295,000

3 Bedroom, 3 Bathroom, 2,473 sqft
Residential on 4.00 Acres

Conrich Meadows, Rural Rocky View County, Alberta

Welcome to this stunning fully finished walkout, one and a half storey home on 4 acres just 5 minutes from Calgary. The floor plan is very unique with the style very much like a bungalow but the master bedroom is on the upper floor. A grand entrance that showcases the openness of the floor plan yet a little separation from the kitchen which has been beautifully updated. Rich cabinets surround the area with a nice island in the middle, plenty of cabinets, and counter space. There is a gas cooktop in the corner, wall ovens, and lots of room to move around. The breakfast nook is right there to enjoy conversation and look out over the yard and views. There is a formal dining room for special occasions. The family room is massive with built-in cabinetry and a fireplace. There are 2 bedrooms on the main floor as well as a 4 piece bath. Upstairs is the gorgeous, exclusive master bedroom. Very large room with a beautiful ensuite, double sinks, claw foot tub, shower, and a walk-in closet most people would only dream of! The walk-out basement is fully finished with a massive family room with a fireplace and wet bar. Another room that is extremely large as well. A full 4 piece bath. The neatest thing about this home is that the basement extends out under the triple garage and has been used as a gym and cold room area. It's amazing! The 4 acres of land are nicely open yet surrounded by lots of trees. There is a shop that is approx 30'x50' with a 1/2 bath. The parcel has a well and 1



septic tank and field for the house and one for the shop. There is a trampoline, playhouse, and hot tub on the property as well. An amazing location being just minutes from Calgary, Chestermere, Stoney Trail, and shopping in both directions. This one was worth the wait and is sure to impress. Come and have a look!

Built in 1993

Essential Information

MLS® #	A1159697
Price	\$1,295,000
Bedrooms	3
Bathrooms	3
Full Baths	3
Square Footage	2,473
Lot SQFT	175,111
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	245179 Range Road 283
Subdivision	Conrich Meadows
City	Rural Rocky View County
Province	Alberta
Postal Code	T1Z 0M8

Amenities

Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3

Interior

Goods Included	No Smoking Home
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Appliances	Dishwasher, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Basement Development	Finished, Walk-Out
Basement Type	Finished, Walk-Out
Flooring	Carpet, Hardwood, Tile

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Landscaped, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete
Front Exposure	E
Frontage Metres	28.04M 92`0"
Site Influence	Landscaped, Views

Additional Information

Zoning	R-2
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Room Dimensions

Dining Room	13`2 x 16`4
Kitchen	12`9 x 15`8
Living Room	16`5 x 20`6
Master Bedroom	12`3 x 19`7
Bedroom 2	10`9 x 11`11
Bedroom 3	10`11 x 11`2
Other Room 1	10`9 x 25`10

Listing Details

Listing Office	RE/MAX FIRST
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