



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

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280235 Township Road 240
Rural Rocky View County, Alberta

MLS # A2179426



\$3,299,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,428 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	34.67 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Few Trees, Lawn, Irregular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-23-28-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Mobile Home (Refrigerator, Dishwasher, Gas Range, Microwave Hood Fan)

****34.67 (+/-) ACRE PARCEL RIGHT OUTSIDE CHESTERMERE CITY LIMITS** TOUCHING THE CANAL - AMAZING OPPORTUNITY FOR FUTURE COMMERCIAL OR RESIDENTIAL DEVELOPMENT LOCATION CLOSE TO CHESTERMERE!! - HEATED SHOP WITH 3 PHASE POWER - 3 BAY GARAGE SHOP WITH STORAGE AND WORKSPACE AREA - 3 BEDS, 1 BATH MOBILE HOME WITH ALL UTILITIES INCLUDED - MAIN HOME, 3 BEDS 2 BATHS, OVERSIZED ATTACHED GARAGE, NEW WINDOWS. This property has endless potential with the CANAL, PAVED ROAD ACCESS for a future commercial space or residential project and is an exclusive opportunity. The shop has bays measuring about 39' by 23' ensuring a lot of room for machines to maneuver. There is also a lot of space for animals and amenities would be ideal for livestock rearing. The MOBILE HOME is renovated and has all utilities connected, it features 3 beds, 1 bath, kitchen and large rec room (GREAT MORTGAGE HELPER). The main home is a 3 beds 2 baths bungalow with an OVERSIZED ATTACHED GARAGE. This property is a unique investment and there is room for a lot of value to be added.**