

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



Main Photo

Property Description

WELCOME to this SPACIOUS 2-STOREY HOME set on 6.10 ACRES w/ a 1,527 SQ FT SHOP in the heart of



[Simon Hunt](#)

RE/MAX House of Real Estate
robert.steele@followupboss.me
P: 403-293-0363
M: 403-293-0363

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 52'8" x 29'0" 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!!

REALTOR Referral



[Simon Hunt](#)

RE/MAX House of Real Estate

robert.steele@followupboss.me

P: 403-293-0363

M: 403-293-0363



REALTOR®

Mobile: 403-293-0363

Email: robert.steele@followupboss.me

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: RE/MAX House of Real Estate



[Simon Hunt](#)

RE/MAX House of Real Estate

robert.steele@followupboss.me

P: 403-293-0363

M: 403-293-0363