

283058 Township Road 245A  
Rural Rocky View County, Alberta

MLS # A2274342



**\$1,699,888**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,677 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Heated Garage, Oversized, Quad or More Attached, See F		
<b>Lot Size:</b>	8.53 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RF
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Soaking Tub, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** n/a

Excellent opportunity to own this prime 8.53-acre property in the highly sought-after Conrich area—just 5 minutes from both Calgary and Chestermere. Enjoy quick access to Highway 1 and McKnight Blvd., making this an ideal location for residential living, business use, or investment. This well-kept, fully developed bi-level home offers 5 bedrooms, 3.5 bathrooms, a cozy gas fireplace, and a walk-up basement with a separate entrance. The heated 4-car attached garage includes a half bathroom and bar sink—perfect as a “man cave” or hobby space. A mechanic’s dream, County-approved MECHANIC SHOP ideal for a business owner, current owner is retiring. This fully loaded all in one building 40x40 ft heated insulated shop plus attached parts area, Oversized single car garage (Paint booth), Shop office. 12ft high ceiling, 11 ft high door, Bath room, Laundry room. Hoist, Air makeup unit and Tire Change machine is a bonus. Perfect for Mechanics, Truckers and Smart investors. Great potential to Live and work or as a investment. Call your favorite Realtor today to view it!!