

235103 RR 283
Rural Rocky View County, Alberta

MLS # A2108168



\$7,859,500

Division:	NONE		
Cur. Use:	Agricultural		
Style:	1 and Half Storey		
Size:	3,313 sq.ft.	Age:	-
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Faces Front, Quad or More Attached		
Lot Size:	155.00 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, No Neighbours Behind, Landscaping		

Heating:	-	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	-	Near Town:	Chestermere
Basement:	Finished, Full	LLD:	33-23-28-W4
Exterior:	-	Zoning:	AG-GEN
Foundation:	-	Utilities:	Cable Connected, Electricity Connected, Natural Gas

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)

Major Use: Hay

This SUPERB 155 acre PROPERTY has a TON to offer - the LONG - TERM Investment potential is CLEAR! Currently zoned Ag-General but w/DEVELOPMENT going on all around us + being PART of the "JANET AREA STRUCTURE PLAN" (ASP) Development Area, this could be the OPPORTUNITY of a LIFETIME for someone w/VISION, plus 150 acres have been Seeded in Barley, as an Income Property while the Investment Grows. Incredible 1 + 1/2 Storey HOME has over 5077 Sq. Ft. of DEVELOPED Living Space that begins w/a SPACIOUS open floor plan, ILLEGAL SUITE, w/WALK OUT BASEMENT, 2 CAR Garage, plus GREAT Landscaping + TIMELESS Curb appeal, IMPRESSIVE Entrance into the OPEN main Living area w/HIGH Ceilings, MASSIVE Living room is MADE for ENTERTAINING + is centered around the FIREPLACE (+ has 'backyard' access), adjoining Kitchen w/TIERED Island incl: BREAKFAST Bar, + Matching appliances, plus Dining area w/Entrance to the Incredible SCREENED in SUNROOM overlooking the PRIVATE YARD. MUD ROOM area features large Storage area w/Built-Ins, Laundry room, half bath, + Shower area to HOSE OFF. Office nook w/BOOKCASES. UPSTAIRS is the Spacious Master bedroom w/5 pc EN-SUITE incl: SOAKER tub, Walk-In-Closet, + BALCONY. There are 2 more BEDROOMS w/WALK-IN CLOSETS, + BIG (SHARED) 4 pc Bath on the MAIN FLOOR. The Basement is ROOMY to accommodate the SETUP you need, including REC ROOM, USEFUL 2nd Kitchen, 4th Bedroom, TONS of Storage/Cold Storage, plus WALKOUT access OUTSIDE. 2 LARGE OUTBUILDINGS which will CERTAINLY Be USEFUL for OWNING an acreage, plus all this LAND that has many purposes, plus a SECURE Electric Gate. A Sport Court-59'0" X 30'0", + Fire Pit-20'0" X 20'0" in the back. The AREA opposite the Canal is going to be

DEVELOPED as Industrial, + this property falls into 'LONG TERM DEVELOPMENT', which will be a mix of Industrial + Commercial (as per the RVC Janet ASP). PLUS, excellent location Close to the CANAL, + SUPER QUICK drive to Chestermere or CALGARY so you don't need to give up CITY AMENITIES. Questions on the Janet ASP or the LONG TERM Value; call your Agent for a package!!! Excellent OPPORTUNITY KNOCKS + they don't come up OFTEN!!!