

# \$1,599,900 - 243066 Range Road 281, Rural Rocky View County

MLS® #A2196345

**\$1,599,900**

3 Bedroom, 2.00 Bathroom, 1,411 sqft  
Residential on 15.93 Acres

NONE, Rural Rocky View County, Alberta

A STONE'S THROW FROM CHESTERMERE CITY AND RIGHT BY THE NEW DEVELOPMENT OF CLEARWATER PARK (TONS OF AMENITIES COMING YOUR WAY) - 1400+ SQFT BUNGALOW ON A 15.93 ACRE PARCEL RIGHT BY THE CITY; OFFERING 3 BEDROOMS, 2 FULL BATHS & OVERSIZED, HEATED DOUBLE GARAGE - ADDITIONAL FEATURES ON THE PARCEL INCLUDE A WORKSHOP & 3 STALL BARN (PERFECT HOME FOR EQUESTRIAN / HORSE LOVERS)! Entering this stunning bungalow, you will find a huge family room, dining with access to your own SUNROOM, kitchen, 3 bedrooms, 2 FULL baths and the laundry feature. Of the 3 bedrooms, 1 is the master that comes with its own ensuite and walk-in closet. PLEASE NOTE THAT THE SUNROOM IS NOT INCLUDED IN THE SQUARE FOOTAGE OF THE HOME. THIS IS A RARE OOPPORTUNITY TO LIVE IN AN ACREAGE ON SUCH A PARCEL RIGHT BY THE CITY - EASY ACCESS TO AMENITIES AND EASY ACCESS TO 16TH AVE / HIGHWAY 1 - Call your realtor for a viewing today!

Built in 1998

## Essential Information

MLS® #                    A2196345



Price	\$1,599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,411
Acres	15.93
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	243066 Range Road 281
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0K4

### **Amenities**

Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed February 21st, 2025

Days on Market 21

Zoning A-SML

### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.