Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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235118 Range Road 275
Rural Rocky View County, Alberta

MLS # A2356782



$3,835,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,754 sq.ft.	**Age:**	1992 (34 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	153.48 Acres		
Lot Feat:	Farm, Few Trees, Landscaped, Lawn, Level, Private, See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	Private, Well
Floors:	Carpet, Laminate, Linoleum, Tile	**Sewer:**	Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	32-23-27-W4
Exterior:	Vinyl Siding	**Zoning:**	A-GEN
Foundation:	Wood	**Utilities:**	-
Features:	Central Vacuum, French Door, Jetted Tub, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

153 ACRES *** GOOD CONDITION BI-LEVEL HOUSE FULLY DEVELOPED BASEMENT with HUGE 25 X 27 ATTACHED HEATED GARAGE ****30 X 40 Quonset with sliding Front and Side Doors . ****Directly across RR 275 to the west of this land is HIGHER DENSITY SMALL HOLDING DEVELOPED PROPERTIES *** 6.42 acres has been has been sectioned off this Quarter in the SW Corner (House on Site) and has been further subdivided into THREE LOTS (Currently FOR SALE).THis Land has Great Future Development potential subject to M.D. Approval. A Farmer has leased the land and has had a good crop of Barley , Straw bale Stacks are currently visable on the Land. The house has had new shingles APPROX . 5 Years ago,recent new Hot Water Tank . Living room with feature gas Fireplace , double french doors to Den. Diningroom with access door to HUGE South West Covered and screened wrap around deck . FULLY Finished TWO BEDROOM basement with FULL BATHROOM and SUMMER KITCHEN, LOTS of BIG WINDOW, Split Front Entry . There is also what is thought to be a previous building location with Natural gas connection a nd septic tank cover north side of driveway . (See Photo's). This Location is about 5 Minutes drive from Chestermere High School.

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