

**280235 Township Road 240
Rural Rocky View County, Alberta**

MLS # A2179426

\$3,299,900



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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,428 sq.ft. | Age: | 1950 (74 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 34.67 Acres | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond, Few Trees, Lawn, Irregular Lot | | |

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|--------------------|------------------------------|-------------------|---------------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 36-23-28-W4 |
| Exterior: | Composite Siding, Wood Frame | Zoning: | AG |
| Foundation: | Block | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Mobile Home (Refrigerator, Dishwasher, Gas Range, Microwave Hood Fan)

****34.67 (+/-) ACRE PARCEL RIGHT OUTSIDE CHESTERMERE CITY LIMITS** TOUCHING THE CANAL - AMAZING OPPORTUNITY FOR FUTURE COMMERCIAL OR RESIDENTIAL DEVELOPMENT LOCATION CLOSE TO CHESTERMERE!! - HEATED SHOP WITH 3 PHASE POWER - 3 BAY GARAGE SHOP WITH STORAGE AND WORKSPACE AREA - 3 BEDS, 1 BATH MOBILE HOME WITH ALL UTILITIES INCLUDED - MAIN HOME, 3 BEDS 2 BATHS, OVERSIZED ATTACHED GARAGE, NEW WINDOWS. This property has endless potential with the CANAL, PAVED ROAD ACCESS for a future commercial space or residential project and is an exclusive opportunity. The shop has bays measuring about 39' by 23' ensuring a lot of room for machines to maneuver. There is also a lot of space for animals and amenities would be ideal for livestock rearing. The MOBILE HOME is renovated and has all utilities connected, it features 3 beds, 1 bath, kitchen and large rec room (GREAT MORTGAGE HELPER). The main home is a 3 beds 2 baths bungalow with an OVERSIZED ATTACHED GARAGE. This property is a unique investment and there is room for a lot of value to be added.**