

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

**MLS # A2149166**



**\$3,299,900**

<b>Division:</b>	Rural Rocky View County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	34.67 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Few Trees, Lawn, Irregular Lot		

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