# \$1,499,900 - 280158 Township Road 240, Chestermere

MLS® #A2263354

### \$1,499,900

6 Bedroom, 4.00 Bathroom, 2,543 sqft Residential on 3.95 Acres

NONE, Chestermere, Alberta

3.95+/- ACRES IN CHESTERMERE CITY LIMITS! RENOVATED HOME! 4 CAR SHOP AND BARN! FENCED AND GATED! Welcome to this RENOVATED HOME sitting on 3.95+/acres of land! This home is located WITHIN THE CITY OF CHESTERMERE LIMITS AND HAS GREAT ACCESS TO GLENMORE TRAIL SE, HWY 791 AND TC-1! The property is FENCED AND GATED IN THE FRONT PORTION of the property with an ASPHALT DRIVEWAY AND LOTS OF SOLAR LIGHTING AROUND THE FENCE AND DRIVEWAY! There is a 4 CAR DETACHED GARAGE IN THE REAR WITH A GARAGE HEATER AND ELECTRICAL as well as a BARN WITH ELECTRICITY AS WELL! The MAIN LEVEL OF THE HOME greets you with OPEN TO ABOVE AND SOARING VAULTED CEILINGS ALL THROUGHOUT THE HOME allowing TONS OF NATURAL LIGHTING TO ENTER THE HOME! The MAIN LEVEL features HARDWOOD FLOORING, UPDATED PAINT AND BASEBOARDS as well! There is A FORMAL LIVING AND DINING ROOM (with built-in CHINA CABINETS) in the FRONT OF THE HOME! There is a FULLY RENOVATED KITCHEN (WITH ISLAND, GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES) as well as a ANOTHER DINING ROOM AND FAMILY ROOM! The MASTER BEDROOM is CONVENIENTLY LOCATED ON THE MAIN FLOOR WITH A FULLY RENOVATED 4PC ENSUITE AND W.I.C. There is also a 2PC Bathroom and







LAUNDRY ROOM WITH SINK ON THE MAIN FLOOR. Take the GRAND STAIR CASE (with built-in lighting) to the UPPER LEVEL features a LOFT AND 2 GREAT SIZED BEDROOMS WITH A 3PC BATHROOM AS WELL! The BASEMENT is FULLY DEVELOPED with 3 GREAT SIZED BEDROOMS, A 3PC BATHROOM, OFFICE AREA (built-in desks) and another LIVING ROOM! The BASEMENT has a separate entrance as well to the ATTACHED DOUBLE CAR GARAGE! Home is near CHESTERMERE HIGH SCHOOL, EAST LAKE SCHOOL, KINNIBURGH PLAZA (WITH LIQOUR STORE, PIZZA STORE. PHARMACY AND AHS SERVICES!), CHESTERMERE LAKE, AND LAKESIDE GREENS GOLF CLUB Home is also a few minutes from the BEACON CHESTERMERE DATA CENTRE (to be built soon).

Built in 1997

#### **Essential Information**

MLS® # A2263354 Price \$1,499,900

Bedrooms 6
Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,543
Acres 3.95
Year Built 1997

Type Residential

Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

## **Community Information**

Address 280158 Township Road 240

Subdivision NONE

City Chestermere
County Chestermere

Province Alberta
Postal Code T1X 0K5

#### **Amenities**

Parking 220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Gated,

Heated Garage, Quad or More Detached

# of Garages 6

#### Interior

Interior Features Chandelier, Closet Organizers, Double Vanity, Granite Counters, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl

Windows, Walk-In Closet(s), Master Downstairs, Track Lighting

Appliances Dishwasher, Dryer, Gas Cooktop, Gas Stove, Refrigerator, Washer,

Water Softener

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Lighting, Private Yard, Dog Run

Lot Description Back Yard, Front Yard, Interior Lot, Many Trees, Yard Lights

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed October 8th, 2025

Days on Market 23
Zoning LLR

#### **Listing Details**

Listing Office Real Broker

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