

\$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, Master Downstairs, Recessed Lighting, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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	Full

Exterior

Exterior Features	Dog Run, Lighting, Private Yard
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	31
Zoning	LLR

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® 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.