

**233081 Glenmore View Road**  
**Rural Rocky View County, Alberta**

**MLS # A2261533**



**\$2,299,999**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Glenmore Views   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence   |               |                   |
| <b>Size:</b>     | 2,192 sq.ft.   | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 18.82 Acres  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Level, Low Maintenance Landscape, Private, Rectangular Lot, Vie |               |                   |

|                    |                                |                   |  |
|--------------------|--------------------------------|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | Well   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | Septic Field, Septic Tank                              |
| <b>Roof:</b>       | Cedar Shake                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Metal Siding , Wood Frame      | <b>Zoning:</b>    | AG   |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | Electricity Paid For, Heating Paid For, Phone Paid For |
| <b>Features:</b>   | Central Vacuum                 |                   |  |

**Inclusions:** N/A

18.82 Acreage, Rectangular lot, great property with house Barn and Shop. The 2 story 2192 Sq feet house with 4 bedroom, 3 full bath. Main floor has Living room, family room, Office, Kitchen, dinning room, laundry, and 3 pcs bath. Living room has fire place, and patio door to the deck, with cover hot tub and sauna (As-is) . Main floor office has built in desk, and oak panels. Country style kitchen with lots of white cabinets. Upstairs 4 bedrooms has Primary room with 4 pcs ensuite, and walk in closet, and other 3 bedrooms are good size, and 4 pcs main bathroom. Bedrooms has new carpets, and main floor has wood flooring. Workshop has compressor (as-is) for mechanically enthusiast, Barn and storage, Well water + Garage has 2 potable extra water tanks. Backyard has lot of trees, partially fenced and many more. Nearby by school in Chestermere, and close to Glenmore trail, heather and glen golf course.