



3100 Range Road 254 Strathmore Alberta

\$2,000,000

OPPORTUNITY KNOCKS - REVENUE GENERATING 3 ACRE PROPERTY WITHIN THE STRATHMORE WEST ASP. Created in 2006 this lovely 3 acre parcel features a FULLY DEVELOPED BUNGALOW offering over 3100 SQ FT of developed living space, an OVERSIZED HEATED TRIPLE GARAGE plus a LARGE SHOP equipped with water and power. Designed with Modern Country Sheek details that highlight rustic charm and country living the OPEN FLOOR PLAN is flooded with natural light throughout the day and enjoys A/C on warmer days. A stunning kitchen boasts top of the line appliances and boasts a massive eat up island with additional seating. The open ended dining area is nestled next to a floor to ceiling rock faced fireplace and overlooks the pristine landscaped rear yard. A FAMILY SIZED GREAT ROOM offers up a restful retreat steps from the kitchen and dining area. The main floor primary bedroom is complete with a 3 pc en-suite bath and walk in closet. Easy access off the triple garage leads into the mudroom, two piece main bath and main floor laundry. HEATED FLOORS and large windows set the stage in the lower level for cozy evenings where you will find a large recreation area plus 3 more bedrooms and a five piece bath. A much desired large storage area completes the lower level. The 4500 sq ft shop with a developed main floor and mezzanine including a 2 pc bath is ready to develop further for long term family. The open area of the shop has an asphalt floor and the walls are insulated and boarded. The two large rear facing doors have the height you need to store your RV. The immaculate grounds feature inground sprinklers and a natural pond that attracts wildlife and birds. The Strathmore West ASP includes this 3 acre parcel. North of the neighboring shop a future intersection for access to the new subdivision is planned. A potential rezoning in a few years might make this 3 acre parcel a worthy...

5pc Bathroom 12.83 Ft x 9.25 Ft

Bedroom 11.58 Ft x 11.25 Ft

Bedroom 14.33 Ft x 12.92 Ft

Bedroom 13.17 Ft x 11.50 Ft

Recreational, Games room 31.92 Ft x 18.42 Ft

Storage 20.92 Ft x 7.33 Ft

Furnace 8.42 Ft x 6.17 Ft

Dining room 14.33 Ft x 12.33 Ft

Kitchen 18.83 Ft x 15.17 Ft

Laundry room 11.25 Ft x 7.83 Ft

Great room 19.50 Ft x 14.08 Ft

Den 8.42 Ft x 7.83 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft

3pc Bathroom 15.00 Ft x 9.25 Ft

Primary Bedroom 15.00 Ft x 12.67 Ft

Listing Presented By:



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