



**105 Whitetail Place W  
Shaughnessy, Alberta**

**MLS # A2252301**

**\$1,250,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,709 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	RESI
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener, Ride On Lawnmower, Kitchen Island Chairs.

Looking for that perfect acreage just minutes away from Lethbridge? Look no further! Welcome to 105 Whitetail Place in Shaughnessy. This two story home with 2,709 square feet of living space is the perfect home for anyone looking to live out in the country. The spacious main floor has an open concept layout with a big living room, bright dining room, and an amazing kitchen that will be a delight for nightly dinners. There's a big pantry here too for all of your storage needs. The main floor also has a 2pc bathroom, an office, and laundry. Upstairs, you'll find the primary bedroom complete with a huge bathroom and a big walk-in closet for all of your clothes. There's two more bedrooms up here and another bathroom. Downstairs, the basement is partially finished but you can put the finishing touches on it to truly make it your own. The massive rec room will be a standout feature once completed and it walks right out to the backyard. Speaking of the backyard, there's a massive garage and tons of green space. Along with the beautiful deck, this backyard will be paradise during the summer months. Did we forget to mention there's also an attached garage? You will never have worries about having limited parking space! This one won't last long. Contact your favourite REALTOR® today!