



**GRASSROOTS**

REALTY GROUP

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103036 Rng Rd 161  
Rural Taber, M.D. of, Alberta

MLS # A2272834



**\$925,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,126 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking, RV Garage		
<b>Lot Size:</b>	2.61 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Treed, Underground S		

<b>Heating:</b>	High Efficiency, Electric, Fireplace(s), Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	23-10-16-W4
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, stove, BI dishwasher, washer, dryer, OTR microwave, stove in shop, fridge in shop, lift in bedroom, hot tub, irrigation pumps

Embrace the serenity and charm of country living on this expansive 2.61 acre fully landscaped , complete with underground sprinklers with SMRID water located just minutes North East of Taber. This is your chance to experience the joys of acreage life while still enjoying convenient access to essential amenities close to Taber. This impressive 2,126 sq. ft. spacious bungalow is the perfect canvas for creating your own family memories. With vaulted ceilings and six bedrooms, there’s ample space for the whole family to thrive. Enjoy an open-concept kitchen and living area highlighted by a stunning stone-finished wood-burning fireplace, radiating warmth and character throughout the home. Sip your morning coffee on the east-facing deck or host evening gatherings on the large west-facing deck off the dining room, perfect for entertaining family and friends. The home boasts beautiful, solid wood doors and detailing throughout. The master suite includes a lift/elevator that allows easy access to the lower level, while a second lift in the insulated and finished double attached garage ensures accessibility for everyone. Unwind in the sunken hot tub located on the Trex decking to the west, designed for easy access and enjoyment. With ample space to accommodate family gatherings and RVs, your home will become the go-to spot for family reunions. Enjoy evenings around the firepit or challenge friends to a game at the horseshoe pit. The property includes a versatile shop that opens up countless possibilities. The split 60x40 shop features a separate mechanics area with its own bay door for all your projects and a 40x40 gathering area complete with a kitchen and 2-piece bathroom. Perfect for canning or hosting memorable events, from pumpkin carving parties to Christmas celebrations. The property offers plenty of gravel parking throughout, ensuring you and your

guests have ample parking space. This remarkable property is ready for you to make it your own. Don't miss out on the chance to turn your dream of acreage living into a reality! Book your viewing with your favorite realtor today and start your journey towards a fulfilling country lifestyle!