



146, 145006 Cassils Road
Rural Newell, County of, Alberta

MLS # A2283774



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,189 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	1.80 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Landscap		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	cr
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Listing agent will provide a list

Playful and Practical! This 1.8 acre mesmerizing woodland has been meticulously manicured into a gorgeous established haven. The lay of land is cultivated into a true wonderland, with 2 welcoming firepit areas, garden patch, pond (and not just any pond), and a "Second to none" underground sprinkler/irrigation system. A convenient shop (32x47) with 2 overhead doors and a seperate workshop area. The 4 bedroom bungalow boasts 3 bedrooms and 1 bath on the main level, a brand new metal roof, wood stove, central air, central vacuum and tons of storage space. Additional features include Regional Water, in house additional water storage, irrigation water, septic tank (8 years old) and field system. When you thought this couldn't get anymore fun, there is a precious little cabin nestled in the trees. The seller has taken a great amount of time and effort to adding endless genius attributes that are a must see. Come take a look at this a patch of heaven perfectly situated just minutes from downtown Brooks, yet far enough from the bussle.