



GRASSROOTS
REALTY GROUP

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107, 662066 Rge Rd 181 Range
Grassland, Alberta

MLS # A2289507



\$575,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,691 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.97 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Many Trees		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	country/residential
Foundation:	ICF Block	Utilities:	Electricity Connected
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: Central-Vac

AMAZING VALUE HERE! Check out.....106 Nobula Drive in Blue Heron Estates offers a beautifully built 2006 BOLD Homes residence on a meticulously landscaped .97 acre lot backing onto Crown land with miles of trails in the surrounding area. With 3,400 sq. ft. of finished living space—1,700 sq. ft. on the main floor and 1,700 sq. ft. in the fully developed ICF block basement with in floor heating—this home provides comfort, quality, and an exceptional layout. The main floor features 3 bedrooms and 2.5 bathrooms, including a 4-piece ensuite with a jetted tub, shower and walk in closet. A large open concept kitchen, dining, and living area creates an inviting central space, complete with a gas fireplace, deck access, main floor laundry, a walk in pantry, a kitchen island and a quaint coffee bar. The basement offers an expansive open living area currently set up with shuffleboard, 2 large bedrooms, a full bathroom, and a storage room with shelving and closet space. Outside, the property includes a front deck, a large rear deck with glass railing, a 32' x 32' heated 2-bay garage with in-floor heat and high ceilings, and an additional 15' x 25' enclosed storage space. A garden area, small greenhouse, chicken coop, and wood shed add to the functionality of the property, while the asphalt and concrete driveway and no grass landscaping make maintenance effortless. Services include a 2,200 gallon alarmed cistern, a 2,200 gallon alarmed septic tank, and a separate dug well for garden and yard use. All furniture is negotiable, making this an easy move in opportunity into one of North Buck Lake's most desirable communities. Blue Heron Estates is a well established subdivision 15 minutes south of Grassland, AB and features a boat launch, playground, pickle-ball and tennis courts, plus ball diamonds.

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