



GRASSROOTS
REALTY GROUP

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29 594028 Range Road 125
Rural Woodlands County, Alberta

MLS # A2292226



\$785,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,688 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	6.97 Acres		
Lot Feat:	Brush, Conservation, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Gentle Slope		

Heating: Fireplace(s), Forced Air, Other

Floors: Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Bar, Ceiling Fan(s), Closet Organizers, Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s)

Water: Public

Sewer: Septic System

Condo Fee: -

LLD: -

Zoning: CR

Utilities: -

Inclusions: N/A

Secluded elegance close to town on a private acreage setting with town water and paved to the entrance . Located only minutes from town in the Upper Baxter Heights subdivision this stunning home is perfect for your family . There are so many stunning features its a must to add to your viewing list . There is featured in the home on the main floor you enter into the grand main level with a gourmet kitchen featuring stainless upgraded appliances , upgraded cabinets, heated tile flooring, walk thru pantry, wine fridge,unlimited storage and counter space . A truly dream kitchen. Main floor also has a stunning living room, dining area, bedroom or office and a 2 piece bath with heated flooring . Upstairs the primary bedroom overlooks the beautiful manicured backyard with all its fantastic stonework and great firepit area. This bedroom features a walk in closet, makeup desk area and a beautiful 5 pce ensuite . There are 2 more large bedrooms in this level both featuring window benches. also another 4 piece bath including a laundry chute . Downstairs is an entertainers dream ...a bright walkout basement features a family room with fireplace, a kitchenette area to make all entertaining in this area easy, walkout to the beautiful backyard patio (area for a hottub if u like) and down to the spectacular firepit . Did i mention the indoor pool?? This feature has no explanation ! just lots of fun! There is exposed aggregate deck off the upper kitchen with covered gazebos, house is air conditioned, attached is a triple heated garage . the lovely grounds are a true gem , very secluded and there is approx 2 acres that is fenced and ready for horses . There are so many outstanding features to this property it must be seen to be totally appreciated . 5 bedrooms, 4 baths, 3 car garage , walkout basement , secluded , town water, pavement to entrance and move in ready . This summary checks all the boxes on

your wishlist .