



173065 Twp 102  
Rural Taber, M.D. of, Alberta

MLS # A2293357



**\$775,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,175 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, RV Access/		
<b>Lot Size:</b>	8.60 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, Pasture, Treed, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Cistern, See Remarks
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	9-10-17-W4
<b>Exterior:</b>	Log, Stucco	<b>Zoning:</b>	Group Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** All water pumps, all window coverings, 3 electric garage door openers

Welcome to your dream home, one that has taken years to create! A stunning one-of-a-kind acreage boasting breathtaking views of the coulee, river, and sunsets. This exquisite 5-bedroom residence, spanning 2,175 square feet, is perched on an impressive 8.6 acres, overlooking the serene Old Man River, all just minutes from town. As you step inside, you are greeted by a spacious entryway that leads into a vast entertaining area, perfect for hosting gatherings. The area seamlessly flows into a functional kitchen, where a large window frames the beautifully landscaped front yard, inviting natural light and picturesque views into your culinary space. Alternatively, you can enter the expansive living room, where an enchanting ambiance is created by a wood-burning fireplace and a generous picture window that showcases the stunning coulee and river views. The main floor also features a large laundry room and three well-appointed bedrooms, including a magnificent master suite complete with an ensuite bathroom and a walk-in closet. This private retreat is the perfect sanctuary after a long day. Venture downstairs, and you will discover two additional bedrooms along with two massive family and games rooms, one of which features another cozy wood-burning fireplace. This space is designed for enjoyment, whether it's hosting game nights or simply unwinding with loved ones. For those who appreciate practicality, the heated garage is a true highlight, measuring 28x30 feet and designed to fit two full-size pickups. On the property, you'll find a 36x44 shop with a 14-foot overhead door, perfect for your vehicles or recreational toys. The property also includes a horse barn with two stables, a separate area for your lawn tractor and supplies. This home radiates pride of ownership, and a rare opportunity to own a property that has been carefully cultivated and

cherished, ready for you to create your own memories. Pictures do not do this home justice this is a 'must see!' Don't miss your chance to embrace the beauty and tranquility of this remarkable acreage!