



GRASSROOTS
REALTY GROUP

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517 454029 RR 11
Westeros, Alberta

MLS # A2294988



\$279,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	990 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Corners Marked, Cul-De-Sac, Irregular Lot, Landscaped, Low Maintenance Landscaping		

Heating:	Baseboard, Central, High Efficiency, Electric, Hot Water, Propane	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	Residential Recreational
Foundation:	Other	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Vinyl Windows

Inclusions: 3 ceiling fans, propane tank with cover (pig)

*** For more information, please click the "More Information" button. *** Beautiful home on Golf Course Lot. No Strata Fees! You own the land! Paved from the highway to your door. Live the resort lifestyle in Cavallo Ridge in this stunning 1-bed, 1-bath Park model home (with 2 large additions) backing directly onto the 8th hole of the Dorchester Ranch Golf Course; stunning views! With nearly 1,000 sq. ft. of stylish, well-thought-out living space including a mudroom & spacious living room. High ceilings, R36 insulation, Hardie Board siding, engineered trusses, Screw Piles & double pane windows. The chef's kitchen comes full equipped with Frigidaire appliances, built-in GE microwave, propane stove & a guarantor. Stay warm & relaxed all seasons with high-efficiency propane furnace & air conditioning. Proceed outdoors to a professionally landscaped backyard with a beautifully tiered 34' back deck ideal for hosting. Has a hardline connection for future hot tub, a fire pit, & a 10' x 16' shed which offers potential for a garage conversion. Only 5 minutes from the "Village on the Lake" a boardwalk with restaurants, bar, ice cream parlor, liquor store, grocery & clothing stores, ATB, laundry facilities, Car wash, fuel, Pharmacy, hotel and Spa. Black Bull golf course nearby along with a campground & swimming pool.