



**GRASSROOTS**  
REALTY GROUP

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**62 Buskmose Drive  
Grandview, Alberta**

**MLS # A2297146**



**\$459,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,457 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Oversized, Quad or More Detached		
<b>Lot Size:</b>	0.44 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Few Trees, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	27-46-1-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Paid For, Heating Paid For
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters		

**Inclusions:** N/A

Welcome to Grandview! If you have not yet browsed through the photos, please do so. Can you imagine living in a place where nature is all around you, walking distance to the lake, fields in the back yet all the amenities that a person needs are mere minutes away. This is what this property and the spacious bungalow with a huge detached garage offer. Private yard perfect for having people over and having a few cold ones on a hot summer day, or nice warm cup of coffee during the fall months where you can enjoy the changing colours of the leaves and gaze at spectacular sunsets. Country living at it's finest. Yes, there is a house here too, and it's perfect. Designed to blend in with the surroundings and very accessible open floor plan. Kitchen is large with white cabinetry and plenty of storage space. Living room offers a great place to enjoy the fireplace and watch some TV. Garage can fit four cars (depending on size). Welcome to your new home!