



GRASSROOTS
REALTY GROUP

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**5402 43 Street
Taber, Alberta**

MLS # A2299635



\$769,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,117 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, Landscaped, Lawn, Rectan		

Heating:	Central, Forced Air, See Remarks, Zoned	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge, Gas Range, Wall oven, Microwave, Dishwasher, Washer, Dryer, A/C, Underground sprinkler controls, Built in sound system

Beautiful home on the lake in Taber! With 3400 sqft of finished living space and 5 bedrooms, this amazing bi-level home has ample room for the whole family! Built in 2020, this home located in Westview Estates was built to a high standard and features a main floor with 9 foot ceilings and large living spaces. A massive 18'x14' primary bedroom with full ensuite including jetted tub, and walk in closet are also included on the main floor as well as a 2 piece bathroom with laundry. Watch the sun set from the large 18'x12' covered deck in the back that looks out over Westview lake that has full glass walls to protect you from the wind while still maintaining the view. If you're looking for a different space to enjoy your morning coffee, you also have the option to sit on the 13'x12' covered deck at the front of the house that you access from the upper level where you will also find 2 additional bedrooms and a full bathroom. In the basement, you will love the absolutely massive 32'x21' family room that includes a wet bar. Attached to the family room is a dedicated tv/theatre room, another full bathroom and 2 more bedrooms, which could also double as an office. Walk out of the basement family room to a covered patio and the backyard that leads to the green space, park and lake! Extra features for this home include central A/C, an HVAC systems that is zoned individually for each level, built in sound system, quartz countertops, water filter, widow coverings (with some automatic), garburator, heated double garage and underground sprinklers. This home has so much value and a lot to offer, you need to take a look!