



205008 TWP 10-0
Rural Lethbridge County, Alberta

MLS # A2300788



\$1,160,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,163 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	5.27 Acres		
Lot Feat:	Landscaped		

Heating:	Geothermal	Water:	Dugout
Floors:	Carpet, Linoleum, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	GCR
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Here is a beautifully kept acreage in a quiet setting away from the city! With just over 5.2 acres of land surrounded with mature trees and a meticulously landscaped yard, this is the peaceful country life you've been looking for! This home features over 4000 sqft of developed space! Walk right in at ground level with no steps to the front door and you will see the entry quickly opens up into a wide open family gathering space! You have a large living room with cozy fireplace, ample dining area and a dream kitchen that includes a walk through pantry. The primary bedroom is large and includes a full ensuite and walk in closet. Another big bedroom as well as main floor laundry complete the main living area. Downstairs you get a massive family room, 2 more large bedrooms, another full bathroom and tons of storage space! Heading outside, off of the dining room is a lovely deck and continuing around the back of the home you get a unique bonus storage room under the house which is perfect for all of the yard implements. The attached double garage has space to spare and even has a 2 piece bathroom of it's own! The heated shop is over 1300 sqft with a roller door on each side and it connects to the perfect greenhouse overlooking the pond. This is a stunning acreage with more than enough space fore the whole family to grow!