



GRASSROOTS
REALTY GROUP

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71355 Range Road 261
Ridgevalley, Alberta

MLS # A2303826



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,594 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.71 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Se		

Heating:	Combination, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-71-26-W5
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	A-1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	Stove, Fridge, Dishwasher, Built-in Oven, Built-in microwave, Built-in Vacuum with attachments, Washer, Dryer.		

Check out this one of a kind bungalow located on an impeccably landscaped 3.71 acres near Crooked Creek / Ridgevalley. This home was custom built by the current owner and is situated on a reinforced poured concrete slab-on-grade foundation with an attached 2-car garage. Some of the features of the home include 9-foot ceilings, gas fireplace in the living room, a spacious primary bedroom with and 4-piece ensuite and jetted tub. The efficient and functional kitchen layout includes a built-in second oven and an abundance of custom cherry wood cabinetry. Flooring is mostly ceramic tile, hardwood and laminate and the home has both in-floor and forced-air heating. Beyond the home, the site has incredible landscaping with a treed front portion of the lot to provide privacy, stamped concrete walk-way and rear patio, garden area, underground irrigation for the lawn, allen-block enclosed garden beds, poured concrete front parking pad off the garage. The driveway and parking area are solid and underlaid with geotextile fabric. Out-buildings include a 24 x 30 workshop and a 8.5 x 20 shed on skids with a barn door entry. This pristine property shows pride of ownership at every turn. It's an easy 40 minute commute to the city with the sun at your back both morning and evening.