



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

14115 Township Road 544 Road
Rural Yellowhead County, Alberta

MLS # A2304826



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,029 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	5.02 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	23-54-14-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

The perfect hobby farm with stunning style throughout. This exceptional 4 bedroom home with air conditioning blends modern comfort with timeless charm, offering a look and feel worthy of Home & Style magazine. From the moment you enter, you will appreciate the thoughtful design and quality finishes carried throughout the home. Expansive triple pane windows fill the space with natural light, highlighting a beautifully designed farmhouse kitchen complete with a custom corner pantry, soft close cabinetry, multiple banks of drawers, and a central vac kick dustpan. The peninsula features a built in wine fridge and flows seamlessly into the dining area, creating an ideal space for gathering and entertaining. The spacious primary bedroom offers private access through sliding doors to a covered deck with two custom built hanging swings, creating a peaceful retreat. On the opposite side, an oversized walk through closet, comparable in size to a small bedroom, showcases a charming antique inspired design. The bathroom is finished with care, featuring an antique vanity, tiled shower with built in niche, and in floor heat. A south facing covered deck with maintenance free railings, gas hookup, two swings, and dual patio door access extends your living space outdoors, with clean gravelled storage underneath that also houses the air conditioning unit. The lower level welcomes you with an open staircase leading to a cozy second living room, perfect for relaxing with wood heat. This level also includes three additional bedrooms, a laundry room with built in riser, an extra walk in closet, added workspace, and a well equipped utility room. Additional features include a durable tin roof, high efficiency furnace, and updated plumbing and filtration. Set on over 5 acres, the property is ready for horses and more, complete with a chicken coop, multiple fenced pens

including one designed for goats, a dog run, mature trees, and a barn or outbuilding with a lean to on the east side used for tack and feed. A wide cement walkway and covered front deck complete the setting, offering the perfect space to enjoy peaceful country living. Sold as is, where is.