



**110033 Range Road 103**  
**Rural Forty Mile No. 8, County of, Alberta**

**MLS # A2305906**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,060 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Attached, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, See Remarks, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	3-11-10-W4
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	Rural Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** N/A

Escape to your own private country oasis just 5 minutes east of Bow Island—and only 30 minutes from Medicine Hat—with just a half mile of gravel standing between you and peaceful acreage living. Situated on 1 beautifully developed acre, this property offers the perfect blend of comfort, function, and lifestyle. Immaculate inside and out, this home showcases the utmost attention to detail at every turn. The recently built 28' x 40' dream shop is sure to impress, featuring a mezzanine that currently serves as an incredible man cave—truly a standout space you have to see to appreciate. In addition, the fully finished and heated double garage provides plenty of room for parking and storage. Inside the home, you'll immediately notice the abundance of natural light pouring through large windows in every room. The main floor is thoughtfully designed with convenient laundry, along with a laundry chute from the upper level. The spacious kitchen is both stylish and functional, complete with stainless steel appliances, beautiful granite countertops, a breakfast bar, and an open flow into the dining area—perfect for entertaining. A large pantry just off the kitchen ensures you'll never run short on storage. Step outside from the kitchen onto the expansive 16' x 20' back deck, where a pergola frames views of the landscaped and fully fenced yard. Natural gas is conveniently plumbed in at the rear deck, making BBQ season effortless. Whether you're hosting guests or enjoying a quiet evening, this outdoor space delivers. The living room is also roughed in for a wood stove, offering the option to add cozy charm. The main floor features a room currently being used as a gym but could easily serve as an additional bedroom or office, along with a full bathroom. Upstairs you'll find two generously sized bedrooms, another

full bathroom, and a versatile space that could be used as an office, nursery, or dressing room. The yard has been thoughtfully maintained and recently enhanced with irrigation, and is supported by direct access to SMRID water for outdoor use, along with a cistern for the home. Two additional outbuildings add even more flexibility—one currently set up as a woodworking shop, and another perfect for storing lawn equipment with a loft offering excellent extra storage. Built with quality in mind, this home features spray foam insulation and durable Hardie board siding. The cemented crawl space houses a high-efficiency furnace, sump pump, water system, and provides ample storage. If you've been searching for the ideal balance of country living and modern convenience, this property checks all the boxes. Contact your REALTOR® and book your showing today!