



64 210044 Hwy 512  
Rural Lethbridge County, Alberta

MLS # A2308250



**\$1,195,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached, RV Access/Parking		
<b>Lot Size:</b>	2.77 Acres		
<b>Lot Feat:</b>	Landscaped, Level, Pasture, Rectangular Lot		

<b>Heating:</b>	Forced Air, Propane, Wood Stove	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Slate	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed, Wood Frame	<b>Zoning:</b>	Group country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, Natural Woodwork, No Animal Home, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** hot tub (as is), dog house, shed, firewood, fire pit, , home theater projector and screen

A beautiful custom built bungalow that welcomes you with style and warmth. Situated on 2.77 acres with panoramic country views from every window. Solid fir steps lead you into the large foyer with slate tiles. The warmth of spruce beams and a wood burning stove welcome you into the living room. The spacious kitchen has a coffee station, custom concrete counters with ample work space and an abundance of maple kitchen cupboards line the kitchen walls. The very large walkin pantry can store food staples and kitchen appliances to delight any gourmet cook. A U-shaped nook off the kitchen is perfect for breakfast or morning coffee. A large dining room that would easily seat 8, looks out onto the deck and the fields beyond. Next to the kitchen is the main floor laundry room and mudroom with custom built coat lockers. The mud room leads out to the 30x50 garage and workshop which is any man's dream space. Down the hall from the living room is a den, and 2 bedrooms with walkin closets. The primary bedroom opens out onto the rear deck and has a spacious ensuite and walkin closet. The lower level has a massive rec room that could accommodate a variety of recreation tables and a seating area. The media room can easily seat 6-8 reclining chairs, ready for your family or friends movie nights. There is a small bar between the media room and rec room. The lower level has 2 additional bedrooms with large windows making them bright and inviting for family or guests. A 4 pc. bathroom, large storage room and flex /exercise room complete the lower level. The walk out basement makes access to the back yard and decks quick and convenient. Walkout access also makes it possible for a spacious lower level suite. The acreage has a firepit with a stack of firewood to create a camping experience without leaving home. The house exterior is Hardi-plank siding for durability and

low maintenance. The foundation is wrapped with Watchdog waterproofing. 2 decks with composite decking line the back of the home to enjoy the sunshine for entertaining and barbecuing. A curved front deck is a perfect place to curl up on a cushioned bench. A shelter belt of trees line the acreage on 3 sides. The pasture is open for your creative ideas for horses , barns, or hobbies or a shop. City water has been added for a worry free water source. With the acreage only being 10 minutes outside of the City it is convenient for all the City amenities without giving up your country lifestyle. It is on a quiet road with only local traffic. Come and make this your country home. Quick possession is possible. Furnished rooms have been virtually staged.