



GRASSROOTS
REALTY GROUP

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41066 TWP RD 824
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2308955

\$799,900



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,243 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversi		
Lot Size:	9.04 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Fruit Trees/Shr		

Heating:	Boiler, In Floor, Natural Gas	Water:	Public
Floors:	Vinyl	Sewer:	Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	26-82-4-W6
Exterior:	Aluminum Siding , Concrete	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional 9-acre country estate offering the perfect blend of privacy, functionality, and modern country living. Built in 2018, this impressive 3,243 sq. ft. bungalow-style home features all living space on one level, making everyday living effortless and convenient. Step inside to a bright and spacious open-concept design featuring vaulted ceilings, large south-facing windows, and an abundance of natural light throughout. The kitchen is the heart of the home, complete with a large island with sit-up bar, extensive cabinetry, pantry, and seamless flow into the dining and living areas—perfect for entertaining family and friends. The spacious primary bedroom is a private retreat, featuring a luxurious 4-piece ensuite with a jetted tub, oversized walk-in shower, and plenty of room to unwind. Two additional bedrooms and a second full bathroom provide comfortable space for family or guests. Main floor laundry adds to the convenience, with direct access to the attached dream shop through the laundry/storage area. The entire home and attached shop are heated with efficient in-floor heat, providing exceptional year-round comfort. For those needing exceptional shop space, this property delivers with a massive 50' x 56' heated attached shop featuring 14' high x 18' wide overhead doors, offering plenty of room for vehicles, hobbies, equipment, and all your projects. An impressive 112' x 60' cold storage building with 20-foot ceilings provides outstanding additional space for RVs, toys, vehicles, and equipment. Outside, enjoy a beautifully landscaped yard surrounded by mature trees, offering incredible privacy and a peaceful setting. Relax by the pond or entertain guests in the unique outdoor gathering building featuring expansive windows and a welcoming atmosphere. Outdoor enthusiasts will appreciate that the Sand

Hills Recreation Area, offering over 21,000 acres of incredible quad and ATV trails, is just minutes away. Golfers will also enjoy having two golf courses within a 10-minute drive, making this an ideal property for those who love the outdoors. Located on a private and picturesque 9-acre parcel, this remarkable country estate offers the space, quality, and amenities that are rarely found. Whether you're looking for your forever home, a recreational retreat, or the ultimate acreage lifestyle with exceptional shop space, this property truly checks all the boxes.