



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

194043 Twp 120
Rural Lethbridge County, Alberta

MLS # A2313106



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,252 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	2.99 Acres		
Lot Feat:	Back Yard		

Heating:	In Floor, Forced Air	Water:	Cistern, Co-operative
Floors:	Carpet, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Unknown
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, washer, dryer, central air conditioner, garage door opener + remote, TV + wall mount (in basement, security system, U/G sprinklers, reverse osmosis water to 3 locations (fridge, water cooler & kitchen tap), water softener

Here's a sprawling bungalow that enjoys 2.99 acres of land, only mere minutes from Turin. This home offers a tremendous amount of living space, privacy and the quiet acreage living you've been looking for! With vaulted ceilings and a skylight, the main floor feels bright, welcoming and a great place to host! A spacious kitchen with plentiful counter space and storage will make cooking for a crowd easy, along with the adjacent dining room, flanked by a cozy sunroom and living room. There's main floor laundry, a 3 piece bathroom off of the 29'2" x 36'2" garage, 3 bedrooms up and two four piece bathrooms. The basement has a huge family room that gives access to storage space, 2 more bedrooms downstairs are shared by a 4 piece bathroom and there's a flex space that can be used as a gym, craft room, you name it! There's a water feature in the backyard with stone patio that includes firepit and wrap around seating, permanent ambience lighting within the patio retainer wall, underground sprinkler system, quonset, detached garage and tons of yard space to enjoy. Last but not least this property has Lethbridge North County Potable water to the house!!!