



GRASSROOTS
REALTY GROUP

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521 12th Avenue W
Barnwell, Alberta

MLS # A2313521



\$1,099,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,363 sq.ft.	Age:	2015 (11 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.98 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Many Trees, Private, Treed, Underground		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Dishwasher, Refrigerator, Washer, Dryer, Pool, Hot tub, Blinds, Curtain Rods, Pool Maintenance Equipment, Bird Cage, Garden Boxes, Play Set in Backyard

This unique home presents a once-in-a-lifetime opportunity to enjoy a spacious, one-acre property while still having access to the community and town living. Through the grand front entrance, you'll find a quiet office space to your right, and the stairs to the basement on your left. As you enter the living room, your eyes are immediately drawn to the stunning chandelier that highlights the vaulted ceiling. The kitchen boasts brand-new granite countertops and connects to an open-concept dining room. The laundry room is right down the hall, across from the convenient, separate bathroom. The master bedroom, with a walk-in closet, Jacuzzi tub and a three-nozzle shower, is down the other hall. Upstairs is a cozy reading nook overlooking the living room, as well as four bedrooms and a bathroom. In the basement, thoughtful design results in a completely dark theatre room, equipped with fully functional surround sound. Three more bedrooms, a bathroom, a storage room, and the furnace room complete the basement. Stepping outside, you'll find the perfect hosting space on the deck, complete with a heated, salt-water pool, ready to use, as well as the functional, salt-water hot tub. The playground is perfect for kids to play. The garden is the hobbyist's dream, complete with raised boxes, a bird cage, and a shed. Park your toys in the 26'x36' heated shop, perfect for hobbies or extra storage. Even your RV or camping trailer has a spot to stay protected from the elements. This home is a rare blend of comfort, functionality, and lifestyle. Come out and have a look today!