



GRASSROOTS
REALTY GROUP

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76517 RRD 143A N
Rural Big Lakes County, Alberta

MLS # A2313921



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,100 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	15.20 Acres		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Native Plants		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Dugout
Floors:	Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	33-76-14-W5
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	residential
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Wood Counters		

Inclusions: N/A

This "Charming and Elegant Home" is located on 15.2 acres serviced acreage with private driveway and yard. The home is constructed and designed with both modern and retro creativity. Offering you over 2100 square feet of living space, with a huge kitchen with beautiful cabinets and features glass door top cabinets, porcelain farmhouse style double sinks, wood block countertops, large island with drawer storage and seating space. Open to the dining area will lead you to the garden doors to the south facing deck overlooking the firepit area. The huge family room is complete with large windows and a wood burning stove for the cooler evenings. The master bedroom with large closet area and vanity would not be complete without the full 3 piece ensuite with a soaker tub and unique pedestal sink along with more storage space. Main floor laundry and 2 extra bedrooms with one having its own private entrance to the north side covered deck overlooking the flower boxes and greenhouse. Main 3 piece bathroom with double sinks and shower completed with built in storage. A well designed utility/storage room and linen closet. Unique lighting fixtures, glass door handles, retro designed beadboard ceilings a large entry/mudroom with vintage style wood door, covered decks on three sides of this home and numerous low e windows are just a few of the inside features. A secluded walking trail to the MAN CAVE that was built with hand cut and peeled logs on the lower level used for shop storage/atvs and the area above has a bar area and plenty of space for gatherings. Animal shelter, fencing for your horses and a dugout complete this package. This unique acreage is located within minutes from Hilliards Bay and Shaw's Point resort if you enjoy camping and fishing. Book your private viewing and don't miss this opportunity to enjoy the serenity of peacefulness of

nature’s surroundings.