



GRASSROOTS
REALTY GROUP

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99, 190014 12 Street W
Rural Newell, County of, Alberta

MLS # A2315408



\$975,000

Division:	West Land Acres		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,426 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Heated Garage, Off Street		
Lot Size:	0.49 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Level, No Back Lan		

Heating:	Geothermal	Water:	Cistern, Public
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Kitchen Appliances, Washer/Dryer, EGDO & Remotes, Window Coverings, Central Vac, Underground Sprinklers, Shed		

Welcome to one of Westland Acres' most impressive properties, perfectly positioned on 0.49 acres bordering the City of Brooks. Combining executive living with exceptional functionality, this 5 bedroom, 3.5 bathroom property offers outstanding curb appeal, a circular concrete driveway, mature landscaping, and an awesome and super clean, 32' x 60' heated shop. Step inside the grand front entry where soaring two-storey vaulted ceilings, wood pillars, and an open-to-below staircase create a lasting first impression. The heart of the home is the renovated kitchen, featuring quartz countertops and backsplash, stainless steel appliances and a chef's range. The adjoining dining area is highlighted by a gas fireplace and direct access to the expansive deck with beautiful views, making entertaining effortless and every day life enjoyable. The two-storey great room is filled with natural light, large windows and anchored by a gas fireplace, creating a warm gathering space. A main floor office offers flexibility and could easily serve as a sixth bedroom. The main level also includes convenient laundry and direct access to the triple heated attached garage. Upstairs, the open staircase continues the home's impressive design. The spacious primary retreat features an updated 5 piece ensuite with custom shower & tub and a hidden door leading to a dressing room and walk-in closet. Two additional bedrooms with vaulted ceilings and a full bathroom complete the upper level. The fully developed basement provides even more living space with a large family room, two additional bedrooms, a 3-piece bathroom, and abundant storage. Geothermal heating and cooling deliver year-round comfort with excellent energy efficiency. Outside, you'll discover a private backyard with mature trees, underground sprinklers, luscious lawns, views, and multiple outdoor living spaces. Enjoy the

expansive deck or escape to the charming wood-lined screened in deck, perfect for relaxing without the mosquitoes. The heated 32' x 60' shop is an exceptional addition. With a 16' x 14' overhead door, 220 amp power, room to park an RV indoors, space for projects, a 10' x 32' mezzanine level for storage and an upper office overlooking the shop floor, it is perfectly suited for hobbyists, business owners, or anyone needing extra workspace. Connected to the Newell Regional Water Pipeline for continuous water supply to the cistern, this property offers the best of both worlds. Enjoy the privacy and space of acreage living while being just minutes from the amenities of Brooks. This is a rare opportunity to own a home in one of the area's most sought-after locations.