



GRASSROOTS
REALTY GROUP

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3, 6223a Highway 3
Rural Cypress County, Alberta

MLS # A2315660



\$1,365,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,228 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	2.31 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawn		

Heating:	High Efficiency	Water:	Co-operative, Drinking Water, See Remarks
Floors:	Other, Tile	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	CR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: None

Escape to the perfect blend of luxury, space, and convenience with this exceptional 2.31-acre property located just half a mile from city limits with pavement right to the doorstep. Perched with stunning coulee views, this beautifully designed 2,236 sq. ft. home offers the tranquility of acreage living without sacrificing city amenities. Inside, you'll find 3 spacious bedrooms and 3 bathrooms, including a luxurious ensuite featuring a two-person jetted tub. Built with quality and efficiency in mind, the home features triple pane windows throughout, spray foam insulation, a two-zone furnace system, on-demand hot water, reverse osmosis system, and city water supplied by the West Side Water Co-op. The heart of the home is warm and inviting with an indoor gas fireplace and a surround sound 5-zone audio system with built-in speakers throughout the house. A Murphy bed adds flexibility for guests or office space. Step outside to your own private retreat featuring a covered patio with pergola, natural gas BBQ hookup, granite-top fire table, and a relaxing 4-person hot tub — all perfectly positioned to take in the incredible views. The yard can be efficiently maintained with access to free creek water with an automatic electric pump for irrigation. Car enthusiasts, hobbyists, and business owners will appreciate the triple attached garage along with the impressive 30' x 40' quonset complete with mezzanine storage and a heated workshop. There's also RV power and sewer hookups for added convenience. Additional features include durable 28-year shingles and countless thoughtful upgrades throughout. This is a rare opportunity to enjoy acreage living in an unbeatable location close to the city with space, privacy, and premium amenities.