



GRASSROOTS

REALTY GROUP

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**6220A Township Road 121A
Rural Cypress County, Alberta**

MLS # A2319862

\$749,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,284 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Oversized, RV		
Lot Size:	4.77 Acres		
Lot Feat:	Creek/River/Stream/Pond, Lawn, Seasonal Water, Views		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-12-6-W4
Exterior:	Brick, Stucco	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Deck blinds, UG's, garage radiant heater, shed, yard supplies in shed, stove in shop, gas fireplace, antique woodstove, stainless kitchen setup in shop, pump system for dugout, incinerator

Dreaming of quiet country living but worried about the commute? This acreage is the perfect solution! Only minutes from the city with almost 5 acres of land (including a creek) this property is a must see. Nice open bi-level with beautiful views off the covered deck, get ready to relax in your own tranquil sanctuary. With potential for days you can easily make this house feel like home. Just a couple of it's fantastic features include: fenced pasture; fully fenced yard for kids and/or doggos; heated floors in the basement and in the 30x48 shop; gorgeous coulee views; hot tub hookups under the deck; 3 walk-in closets; main floor laundry; and for the hunter in the family there's already an ideal stainless kitchen in the shop for you to perfect your homemade sausage;) Don't miss out on your chance to be the next owner of this idyllic property.