



#104, 244013 TWP ROAD 470
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2320085



\$1,999,999

Division:	Ganske		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,953 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	5.51 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-46-24-W4
Exterior:	Brick, Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Hot tub, Natural gas BBQ Hookup

This Private 5.51 Acre Paradise has a Beautiful home, Indoor Pool, Fully Finished Shop, and More! Take pavement right to the front door of the property with automatic gates. The Pool room connected to the home has a heated pool, hot tub, sauna, 3 pce bathroom with steam shower, and lounge area. The main level of the home has a living room with a wet bar that has custom subzero drawer freezers, open to the kitchen with a large island, and custom high end appliances. Four Bedrooms are on the upper level including the primary with a 4 pce ensuite and another 5 pce bathroom. The Basement is fully finished and has another sauna. The Home has a double attached garage with in-floor heat and a heated parking pad in front. Covered decks off the back of the home provide many lounge areas with beautiful views. The Shop is 64'x32' with in-floor heat on the main level, 4 overhead power doors, a heated parking pad, and a rec room above with access to the raised private deck. This Property must be appreciated in person!