



GRASSROOTS
REALTY GROUP

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168 Heritage Road S
Magrath, Alberta

MLS # A2321387



\$554,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,233 sq.ft.	Age:	2009 (17 yrs old)
Beds:	9	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Complete solar system

The value on this home is absolutely through the roof for this size, age, and level of finishing. And its loaded with charm making you feel like your home as soon as you walk in the door. With nearly-new solar panels (1 year old) the savings just keep stacking up. More home for your money, plain and simple. With 9 BEDROOMS, 4 BATHROOMS, and over 3,425 sq ft of living space. Lets talk about the main floor- coffered ceilings with integrated lighting set the tone in living and dining areas, as well as the master bedroom. A warm gas fireplace with build in book shelves, anchors the main floor living room when you enter the home. An office off the living room with beautiful glass french doors, the main floor also offers a large pantry space, a powder room, and a standout master retreat with its own 4-piece ensuite, plus theres a beautiful chef's kitchen with solid-surface countertops and a FULL appliance package — Im talking garburator, and trash compactor as well as all the standard stuff! That large pantry even pulls double duty with laundry hookups ready to go for a second laundry set up. Upstairs, FIVE more bedrooms, a full bathroom, and the current laundry set up. Downstairs, THREE MORE bedrooms, another bathroom, a large storage space, and a cozy and inviting family room, anchored by a WETT-inspected wood-burning stove, perfect for game nights and movie marathons. Behind the scenes it's dialed in: ICF block foundation, on demand hot water, central air, central vac, and a dual-zone furnace to keep every level comfortable year round. Outside, a large double detached garage and a yard with mature cherry and pear trees. A rare blend of space, comfort, value and charm!! A home this size, at this price won't sit long. Your next home is waiting.

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