



GRASSROOTS
REALTY GROUP

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222041B TWP Rd. 52
Magrath, Alberta

MLS # A2323661



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,894 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	13.70 Acres		
Lot Feat:	Meadow, Native Plants, No Neighbours Behind, Private, Sloped		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Country Residential/Agi
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Escape to your own private paradise just 5 minutes from Magrath. Perched on a scenic high point of the property, this beautiful walkout bungalow offers breathtaking panoramic views of the prairies and Rocky Mountains, creating a peaceful retreat that feels worlds away from the city while remaining close to schools, shopping, and everyday amenities. Designed with family living in mind, this spacious home features 4 bedrooms, 4 bathrooms, vaulted ceilings, and numerous modern updates throughout. Recent improvements include a quality furnace, hot water tank, and other upgrades that provide comfort and peace of mind for years to come. Adding exceptional value is the separate carriage house, complete with a bedroom, kitchen, bathroom, and living area. Currently generating \$1,600 per month in rental income, it offers an excellent mortgage offset, guest accommodation, or multi-generational living opportunity. From the main home, enjoy views overlooking a picturesque creek, barns, corrals, and open pastureland. The property also includes a hay barn and ample grazing land, making it ideal for hobby farmers, horse enthusiasts, livestock owners, or anyone seeking space and freedom in the countryside. Whether you're dreaming of raising animals, starting a hobby farm, or simply enjoying the tranquility of rural living with stunning views in every direction, this remarkable property offers the perfect balance of privacy, income potential, and convenience.