



GRASSROOTS
REALTY GROUP

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118, 70544 Range Road 243
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2331499



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	1,714 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Few Trees, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Fiberglass	Condo Fee:	-
Basement:	Partial	LLD:	33-1-24-W5
Exterior:	Cedar	Zoning:	RES
Foundation:	Perimeter Wall	Utilities:	-

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

You will be amazed when you drive up the driveway!!!! This Beautiful Linwood Custom Cedar Home is located on a deeded lot in the Narrows subdivision. It has access to Sturgeon Lake, the Greenview Golf Course & unlimited green zone recreation. Work from home, commute, retire, or just use weekends & holidays. The full-time residential community is well maintained with its own boat launch & there is a school bus for your children. You can drive your golf cart to the course or visit a neighbour, use your snow machine to go ice fishing, or just sit around the campfire with family & friends. The Fairmont building plan was engineered by Linwood; all the framing material was shipped from the Lower Vancouver Mainland, journeymen carpenters were used, quality craftsmanship & materials were used throughout the entire building. The Prow front vaulted ceiling & large windows that allow in lots of natural light. The main floor has a Large Entrance, Open beam living room with a rock face fireplace. The open plan kitchen is part of the living space and is a focal point for family gatherings. The home sits on one lot with a detached In-floor heated double car garage that boasts a tiled back room storage area, and a large loft above for sewing and crafts. The property is fully landscaped with mature spruce & pine trees. There is an exposed aggregate retaining wall, stamped concrete walks, and a large cedar deck. Features: Linwood Ultra materials package 1 $\frac{1}{2}$ in. x 14 $\frac{3}{4}$ in. roof joists at 24 in. center Tongue & groove plywood flooring & roofing Fir glue-lam beams in all rooms 1 x 6 cedar lap liner 50 year FG shingles Dual pane solar gain, low (E) argon windows $\frac{3}{4}$ in. tongue & groove cedar siding Tempered glass deck railing Air conditioned, dual electrical panels for a backup generator, heated concrete basement with backup electrical baseboard heaters, RSF

Opal wood fireplace, Five Star gas stove, Asko dishwasher, French door refrigerator, Laundry Center, Custom Lighting inside & outside, Window shades, Wood Shed. Book your showing today!!!