



GRASSROOTS
REALTY GROUP

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5, 94046 Highway 843
Rural Lethbridge County, Alberta

MLS # A2331917



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,247 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	4
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	2.14 Acres		
Lot Feat:	Back Yard, Corner Lot, Gazebo, Landscaped, Lawn		

Heating: Forced Air

Floors: Carpet, Laminate, Tile, Vinyl

Roof: Clay Tile

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)

Water: Cistern

Sewer: Septic Field

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: Fridge x 2, stove x 2, hood fan x 2, microwave, dishwasher, washer, dryer, blinds, garage door opener + remote, hot tub

A custom acreage only minutes from Lethbridge - situated on 2.14 acres of landscaped goodness, this sprawling 2 storey home offers a heated triple attached garage, mother-in-law illegal suite in the basement and it's only minutes away from Lethbridge's north side. Fully finished and with plentiful parking for extra vehicles, RV's boats and more, this home boasts 3,247 sq/ft of living space above grade alone; with 4 bedrooms, 3 full bathrooms, multiple living areas, storage space and a stunning curved spiral staircase highlighting the foyer. The primary retreat is well sized with 5 piece ensuite including jetted tub, walk-in closet and private balcony that overlooks the yard. The basement has a separate entrance that welcomes you into a spacious living room, flanked by a kitchen, separate laundry room and 2 bedrooms with 4 piece bathroom. There's mature trees, a fenced garden with raised garden beds, gazebo, shed and private patio with hot tub!