



GRASSROOTS
REALTY GROUP

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14 Countrylane Road
Rural Taber, M.D. of, Alberta

MLS # A2336348



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,743 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.31 Acres		
Lot Feat:	Back Yard, Cleared, Gazebo, Landscaped		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-9-16-W4
Exterior:	Concrete	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to 14 Countrylane Road, where modern country living meets space, comfort and convenience just minutes from Taber. Situated on 3.31 acres, this beautifully 2023 built bungalow offers over 3,300 square feet of living space. The bright, open concept main floor features a spacious kitchen with a large island, plenty of cabinetry and an easy to flow into the dining and living areas. The main level includes the primary bedroom with ensuite and walk-in closer, two additional bedrooms, another full bathroom, convenient main floor laundry and a mudroom with access to the double attached garage. Downstairs, you'll find a spacious living space and family recreation area, two more bedrooms, a full bathroom - giving this home plenty of room for a growing family. Outside is where the acreage lifestyle really shines. Enjoy 3.31 acres of open space, a large yard, shed, plenty of parking and room to enjoy the outdoors, all while remaining close to the amenities of Taber. Modern, spacious and move-in ready, this is an opportunity to enjoy the freedom of acreage living without giving up the convenience of being close to town. You will not want to miss out on this one! Call your favorite Realtor today!