



**GRASSROOTS**  
REALTY GROUP

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43552 Range Road 180  
Rural Camrose County, Alberta

MLS # A2336564



**\$549,000**

|           |                                                                     |        |                   |
|-----------|---------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                |        |                   |
| Type:     | Residential/House                                                   |        |                   |
| Style:    | Acreage with Residence, Bungalow                                    |        |                   |
| Size:     | 1,632 sq.ft.                                                        | Age:   | 2016 (10 yrs old) |
| Beds:     | 3                                                                   | Baths: | 2                 |
| Garage:   | Double Garage Detached                                              |        |                   |
| Lot Size: | 5.00 Acres                                                          |        |                   |
| Lot Feat: | Back Yard, Few Trees, Fruit Trees/Shrub(s), Lawn, Private, Secluded |        |                   |

**Heating:** Boiler, In Floor, Natural Gas

**Floors:** Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete, Slab

**Features:** High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home

**Water:** Well

**Sewer:** Septic Field

**Condo Fee:** -

**LLD:** 36-43-18-W4

**Zoning:** General agriculture

**Utilities:** Electricity Connected, Natural Gas Connected, Satellite

**Inclusions:** (Negotiable: 2 fridges, dishwasher, freezer x2, washer/dryer) Shed on SW corner, kitchen island, window coverings, garage door openers w/remotes x2, shed w/red roof

Welcome to this immaculate 2016-built home, thoughtfully designed with efficiency, accessibility, and quality in mind. Situated on 5 acres just outside Rosalind, this engineered monolithic pad with in-floor radiant heating home offers complete 1 level stair-free living and was built with an engineered floor plan and no expense spared. From the Jeld-Wen triple-pane windows to the highly efficient Viessmann boiler system providing in-floor heat, every detail was carefully considered. A Fantech air exchanger helps keep fresh air circulating throughout the home, while the airlock entry adds another layer of comfort and efficiency. You enter the home through a spacious entryway with a large closet, providing plenty of room for coats, boots, and outdoor gear. Just off the entry is the mechanical room, which also serves as a convenient laundry room. From there, the home opens into the dining area and kitchen. The custom-built kitchen features soft-close cabinetry, an impressive 12-foot island, and an abundance of cupboard and counter space, making it both functional and ideal for entertaining. The kitchen flows into the spacious living room, where large windows fill the space with natural light and offer beautiful sunset views throughout the year. The primary bedroom is generously sized with plenty of room for a king-sized bed and additional bedroom furniture as well as two 6x4 closets. The main bathroom features a 66" air-jetted soaker tub along with a 48" walk-in shower. A second bedroom is located on this side of the home, while across the living room you'll find another bedroom that would also make an excellent office, along with a convenient 3-piece bathroom. Outside, the property offers 5 acres, with roughly 1 acre dedicated to the home and yard and approximately 4 acres of fenced pasture. The property is fenced and cross-fenced, making it well suited for

horses or other livestock. The beautifully maintained yard features mature trees, numerous perennials, gardens, and flower beds, creating a private and welcoming outdoor space. For the hobbyist or those needing additional storage, there is a heated 26' x 32' detached finished garage, along with a 12' x 18' shed featuring large swinging doors that make storing lawn and yard equipment a breeze. Located just outside Rosalind, this property offers the peace and space of acreage living while still being within easy reach of several communities. It is approximately 30 minutes to both Camrose and Killam and about 50 minutes to Stettler. The property is also located on the Bawlf school bus route, with Double Dam Golf Course only about 15 minutes away. If you're looking for a meticulously maintained acreage with efficient construction, accessible one-level living, fenced pasture, and excellent outbuildings, this property may be worth a look.