



GRASSROOTS
REALTY GROUP

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115058 RR 94 N
Bow Island, Alberta

MLS # A2336968



\$745,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,774 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	31.77 Acres		
Lot Feat:	Back Yard, Farm, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	32-11-9-W4
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	Farmland, Residential, Fa
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters		

Inclusions: n/a

Country living at it's Best-31.77acres. Welcome to your very own piece of country paradise! This spacious 4-bedroom, 2 bathroom home with a full basement is situated on 31.77 acres offering plenty of room for horses, hobbies, recreation, and enjoying the peace and privacy of acreage living. The home provides comfortable living space for the whole family! For those looking for a horse property, this acreage offers an excellent opportunity to enjoy country living with plenty of room for your animals and outdoor activities. The property also features a water well providing an important resource for acreage living. There's a cold storage cellar off the basement to keep your root vegetables fresh all long. A major bonus for the hobbyist, mechanic, farmer, or entrepreneur is the 30'x60' shop. While the shop isn't insulated or heated, it provides an abundance of space for storage, equipment, vehicles, projects, and recreational toys. Step outside and enjoy the peaceful surroundings from the deck, gather around the fire pit with family and friends or simply take in the sunrise and sunset views that make acreage living so special! An apple tree adds a charming touch as doe any fruit bearing plant. Let's you enjoy fresh apples right at home. With 31.77 acres to explore, a spacious family home , large shop, water well, 2 electric waterers and 2 hydrants, and room for horses and outdoor pursuits, this property offers the space, privacy, and freedom that so many acreage buyers are looking for. If you're ready to escape the hustle and bustle and enjoy the best of country living, this acreage is worth a look. Book your private viewing today!