



GRASSROOTS
REALTY GROUP

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92038A RR261
Fort Macleod, Alberta

MLS # A2337770



\$1,390,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,493 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	2.08 Acres		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Playhouse, Playset, Hot Tub, Garage Cabinets, Shop Cabinets, compressor

Country living with room for the entire family on a private 2 acres near Fort Macleod. This spacious four-bedroom home offers a highly functional multi-level layout, beginning with a main-floor primary retreat featuring a walk-in closet and five-piece ensuite. The inviting living room with high ceilings is centred around a fireplace, while the adjoining kitchen provides generous workspace, a walk-in pantry and easy access to the dining area. A welcoming foyer, two-piece powder room, additional bathroom, mudroom and large laundry area complete the main level. Upstairs you have two separate living areas: the first features 3 comfortable bedrooms and a large four-piece bathroom, while the loft level features a private office, reading nook, and a large hobby room or guest space. An attached heated garage offers everyday convenience, and the huge detached 1 1/2 storey shop provides exceptional space for vehicles, equipment, projects or additional storage. Outside, the beautifully maintained two-acre property feels like your own private park. The gorgeous yard provides plenty of open space for children to play, families to gather and everyone to enjoy the outdoors together. Mature landscaping and the peaceful rural surroundings create an inviting setting for summer barbecues, backyard games, quiet evenings and lasting family memories. With a versatile home, outstanding outbuildings and a park-like setting, this property offers the space and flexibility to truly enjoy Southern Alberta country living.