



GRASSROOTS
REALTY GROUP

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95015 222 Range
Rural Lethbridge County, Alberta

MLS # A2337952



\$1,790,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	3,331 sq.ft.	Age:	1982 (44 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	4.36 Acres		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn, Other, Private, Treed		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-9-22-W4
Exterior:	Composite Siding, Stone	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Refrigerator, Dishwasher, Wall oven, Washer, Dryer, Cooktop, Garden boxes, Play centre, Animal shelter, Pool, Wagon, Greenhouse, Gazebo, Loft bed, Window coverings, Central Vac x2, Water Filtration.

Welcome to 95015 Range Road 222, a beautiful acreage property set on 4.36 acres only a few minutes from Lethbridge. This bright and airy home features an open floor plan with vaulted ceilings, a large kitchen with high-end appliances and a spacious island, plenty of storage, and great space for entertaining. A loft/office area adds versatility, while the illegal suite above the garage provides additional living space. Step outside to enjoy the large back patio and gazebo overlooking the backyard, along with a greenhouse and garden area. The property also offers impressive outbuildings, including a shop and large coverall building, providing plenty of room for storage, hobbies, equipment, and more. With lots of space both inside and out, this acreage offers a great combination of comfortable living, entertaining space, and room to make the property your own.