



GRASSROOTS
REALTY GROUP

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260006 TWNP RD 154
Rural Vulcan County, Alberta

MLS # A2338296



\$644,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,950 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	7.46 Acres		
Lot Feat:	Lake, Landscaped, Lawn, Many Trees, Pasture, Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	25-15-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home		

Inclusions: Solar System

Peaceful Country Living awaits for anyone wanting to enjoy the tranquility here on the East side of Twin Valley Reservoir. With 7.46 acres here you have room for livestock, horses, and a garden all encased in a nicely treed and landscaped yard. Older barn w/ concrete floor and power and lean to off east side would be ideal for animals as they connect to two grassed paddocks. There are 3 working hydrants which make watering anything a fairly easy task. The 40' x 24' shop is a wood workers haven w/ radiant heat, concrete floor, it's bright and spacious for all the tools, machines or toys ready to tackle your next project. Lots of room to store all your extra collectibles or treasures in a near by cold storage shed with metal roof or in the single detached garage. The home is estimated to be built in 1953 and has undergone several renovations in the last 15 years. Inch and a half Styrofoam insulation added to the outside then covered with vinyl siding, vinyl windows, metal roof, deck off the west side and field stone parking around the base were some of the improvements on the outside. Come inside into your porch, full of country sunshine! The wood work in kitchen will capture your immediate attention as it truly is beautiful and was all done by this homes very own craftsman! Attention to detail here as you notice the cabinet makers focus on the stunning Douglas fir cabinets. The living room has a cozy air tight wood stove and a great place to sit and stare outside at the remarkable views of the countryside. There is a den on the main level and 3 bedrooms on the upper level with a 3 piece en suite. The basement is unfinished and offers lots of storage, High Efficiency furnace and new hot water tank. Good producing well (120') with reverse osmosis for drinking water. This acreage has its very own complete solar system which was added in 2015. Complete with a

bidirectional meter it is often putting power back onto the grid earning you money. There is even a fast charging outlet for your electric vehicle. This home is energy efficient and will cost you a fraction of what typical utility bills would be. Take a drive today and see what could be your next place to be. Twin Valley Reservoir offers great boating, fishing and camping. Vulcan is just 20 minutes away with 24 hour emergency hospital, schools and shopping! This is truly a great place to be if you are looking for your very own nice peaceful country oasis!