



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

74060 RGE RD 204
Rural Lethbridge County, Alberta

MLS # A2338350



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,366 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Quad or More Detached, RV Access/Parking		
Lot Size:	22.81 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Landscaped, Many Trees, No Neighbours B		

Heating:	Boiler, Hot Water	Water:	Dugout
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	Farmland/residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s), Wood Windows		

Inclusions: fridge, stove, dishwasher, stove, built-in microwave, washer, dryer, window coverings, garage door opener and controls, pool table and accessories. (see supplements for list)

Welcome to this custom-built, one-owner country estate situated on 22 picturesque acres just off Highway 508. Offering over 3,300 sq. ft. of living space, this impressive two-storey home presents an exceptional opportunity for those seeking the peace of country living with the space and infrastructure to match. A grand front foyer with a striking spiral staircase creates an unforgettable first impression. The main floor features an expansive formal dining room highlighted by a beautiful bay window and white oak hardwood flooring, while the spacious living room offers 9-foot ceilings, a cozy gas fireplace, and patio doors leading to a private rear deck overlooking the property. The large oak kitchen has been tastefully updated with granite countertops, stainless appliances and luxury vinyl plank flooring. Completing the main level are an office area, a convenient laundry room and a 3-piece bathroom leading to the attached double garage. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat with a walk-in closet and private 4-piece ensuite. Three additional oversized bedrooms are serviced by a well-appointed 5-piece main bathroom. Dual staircases provide convenient access to the partly developed basement, which houses the home's advanced water filtration system that supplies potable water from the irrigation pond. Outside, the property is equally impressive. A 30' x 50' steel-beam shop is equipped with radiant overhead heat, 220-volt power, and an included air compressor, while the adjacent 40' x 100' Quonset features polished concrete floors, providing exceptional space for equipment, storage, or a variety of business and hobby uses. Three large grain bins further enhance the property's versatility and value. The property's water supply is sourced from an irrigation pond fed by the SMRID canal and filtered for household use. Located just a short

drive down a well-maintained gravel road from Highway 508, this is a rare opportunity.