



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**63 Deer Path Meadows  
Fort Macleod, Alberta**

**MLS # A2338578**



**\$997,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                                         |               |                   |
| <b>Size:</b>     | 3,096 sq.ft.                                                             | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 6                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Quad or More Attached                                                    |               |                   |
| <b>Lot Size:</b> | 4.19 Acres                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap |               |                   |

|                    |                                     |                   |   |
|--------------------|-------------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air                          | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt, Asphalt Shingle            | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Full                                | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Stucco                              | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Wood                                | <b>Utilities:</b> | - |

**Features:** Breakfast Bar, Chandelier, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s)

**Inclusions:** Original corner garage cabinets, green house, shed, Hot tub, pool table

Welcome to a beautifully maintained acreage within Fort Macleod town limits. This impressive property sits on 4.19 acres and offers the perfect blend of space, privacy, and functionality, all just minutes from town amenities. Featuring 5,250 sq. ft. of developed living space, this home provides room for the entire family with six generously sized bedrooms. The primary bedroom is located on the main floor, with three bedrooms upstairs and two exceptionally large bedrooms in the fully developed basement. The open-concept main level showcases a stunning kitchen with high-end granite countertops, quality appliances, custom cabinetry, and beautiful hardwood flooring throughout. The layout is ideal for everyday living and entertaining. Outside, enjoy a wraparound deck, fully fenced backyard, and a charming greenhouse. The yard is perfectly set up for children, pets, and outdoor enjoyment. A hot tub is included for year-round relaxation. For those who value garage space, this property truly stands out. There is a double attached garage off the house, connected by an enclosed covered breezeway to an additional oversized double attached garage, providing excellent space for vehicles, storage, or hobbies. Additional features include: Bright, spacious laundry room, Cistern with water co-op, Underground sprinklers, Mature tree landscaping, Paved driveway, &nbsp; Open views of surrounding farmland, Ideal setup for horses, chickens, or hobby farming. With the size of the home, quality of construction, multiple garages, and established landscaping, it would be extremely difficult to recreate this property at today's building costs. Don't miss out! Book your showing with your favourite REALTOR&reg; today.