



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

22070 Range Road 270
Beazer, Alberta

MLS # A2342810



\$1,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,633 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage, Insulated, Over		
Lot Size:	69.26 Acres		
Lot Feat:	Creek/River/Stream/Pond, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas

Features: Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Suspended Ceiling, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: all appliances on the main floor and basement floor, all appliances in the shop, all window coverings, all light fixtures

Have you ever dreamed of owning a gorgeous acreage with trees and water (Lee creek runs along the north side of the property)? Look no more as your dream could come true with this secluded acreage and a custom built home on 69.26 acres. This home has so many extras it would be hard to mention all of them. But here are a few, oversized double attached heated garage (28'x30'), vaulted ceilings in the living area, gas fireplace, large kitchen with granite tops, farmhouse kitchen sinks up and down, all bath vanity tops are granite as well, ensuite bath has air jet tub, full kitchen in basement with granite tops, central vac with retractable 40' hose, heated concrete basement floor, walk out basement, central air conditioning, main floor laundry, 12'x58' deck, professionally landscaped, 40'x60' insulated and heated shop with a 2 bedroom apartment at the back. This home is in immaculate condition, it is move in ready.