



GRASSROOTS
REALTY GROUP

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615A Township
Rural Barrhead No. 11, County of, Alberta

MLS # A2344155



\$779,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,381 sq.ft.	Age:	1985 (41 yrs old)
Beds:	7	Baths:	2 full / 1 half
Garage:	Attached Carport, Triple Garage Detached		
Lot Size:	2.02 Acres		
Lot Feat:	See Remarks		

Heating:	Combination, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-61-3-W5
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	Agricultural
Foundation:	Combination, ICF Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Thoughtfully crafted for both quiet everyday living and large-scale hosting, this exceptional property pairs warm elegance with unmatched functionality. A spacious entrance welcomes you into an open-concept layout framed by custom cherry cabinetry throughout. The living and dining areas feature expansive windows on three sides, flooding the home with natural light and offering serene treed views. Whether you are enjoying a quiet evening for two or hosting family gatherings, the design balances intimacy with scale. For a dedicated work-from-home space, the main level boasts a generous private office designed for maximum productivity. 7 bedrooms offer space for guests, a growing family, or specialized hobby rooms. The fully finished basement provides flexible space for TV rec room or second family lounge. The screened-in deck allows for comfortable bug free outdoor dining and leads directly down to a side-yard fire pit ready for summer evening gatherings. Property includes a 3-bay detached shop ideal for vehicle storage, serious DIY projects, or a professional workspace and a large storage shed ideal for RV and equipment storage. This is an ideal rural location, situated on a paved road, less than 2 km from the local grocery store, a home building center, fuel station, schools, and churches.