



GRASSROOTS
REALTY GROUP

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461042 RGE ROAD 40
Winfield, Alberta

MLS # A2344931

\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,627 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated, Parking Pad		
Lot Size:	4.74 Acres		
Lot Feat:	Landscaped, Private, See Remarks		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	12-46-4-W5
Exterior:	Stone, Vinyl Siding	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: TV Wall Mount, Hot Tub, Storage Shed

This 4.74 acre property has a beautiful 2627 sq/ft Bungalow with a double attached heated garage, covered composite deck with a hot tub, and is nicely surrounded by mature trees. Inside the home the open concept Kitchen, Dining, and Living room has vaulted pine ceilings with patio access to both decks. There are FOUR BEDROOMS including the primary which has its own 5 piece Ensuite Bathroom and a walk-in closet. Two of the other bedrooms also have their own walk-in closets with another 5 piece bathroom situated between them. Through the large laundry room is a huge recreation room with a 3 piece bathroom and access to the double attached heated garage. This home has hardwood flooring, ceramic tile, and beautiful finishings throughout. Start enjoying life in the country at this private acreage!