



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

76370 Hwy 2
Rural Saddle Hills County, Alberta

MLS # A2345415



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,265 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Covered, Double Garage Attached, Driveway, Heated Garage, RV Access/Pa		
Lot Size:	25.48 Acres		
Lot Feat:	Many Trees, Other, Pasture, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks, Storage

Water:	Cistern, See Remarks
Sewer:	Holding Tank
Condo Fee:	-
LLD:	21-76-5-W6
Zoning:	A-Agriculture
Utilities:	-

Inclusions: All light fixtures, all window coverings, hot tub, hotsy unit in shop, air compressor in shop, deep freezer & air conditioning

Welcome to the kind of acreage that offers a little bit of everything — beautiful land, room to roam, incredible versatility and a home you'll be proud to call your own. Located just past Woking with convenient highway access for an easy commute, this one-of-a-kind property offers just over 25 acres with a beautiful mix of mature trees, open grass and hay field, creating endless possibilities for enjoying life in the country. Walking trails wind throughout the property, while a detached 50' x 25' shop with in floor heat and multiple outbuildings offer plenty of space for storage, hobbies or the potential to accommodate animals. The outdoor living space is just as impressive, with a large deck designed for entertaining, complete with a pergola and hot tub, the perfect place to gather with friends, unwind at the end of the day or simply sit back and enjoy the peaceful country surroundings. Step inside through the spacious entryway, perfectly designed as a functional boot room for acreage living. From there, the home opens into a bright and welcoming main level filled with natural light and peaceful views of the surrounding farmland. The kitchen is a standout, featuring a stunning detailed backsplash, beautiful countertops and stainless steel appliances, all flowing effortlessly into the main living space. The living room is warm and inviting with a gorgeous gas fireplace at its centre, complemented by flooring that ties the entire space together beautifully. Three bedrooms are located on the main level along with a full bathroom that carries the same thoughtful finishes and attention to detail found throughout the home. Main-floor laundry is another fantastic bonus, offering plenty of additional space along with a freezer and sink for added convenience. Downstairs, the fully developed basement provides even more room to enjoy, complete with an additional bedroom, full bathroom, generous storage

and a second fireplace that creates another cozy space to relax and unwind. An attached garage adds everyday convenience, while outside, the heated shop, hay pasture, outbuildings, trails and expansive 25+ acres are ready to be enjoyed and made your own. The home is also equipped with a reverse osmosis water system and the cistern is hooked up to the Saddle Hills County trickle system!! Whether you have dreamed of having animals, need room for your toys and projects, or simply want the peace and freedom that comes with having space around you, properties like this don't come along often. This is more than an acreage, it's a place to truly settle in, relax and call home.