



GRASSROOTS
REALTY GROUP

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11608 120 Avenue Close
Fairview, Alberta

MLS # A2346808



\$870,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,672 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Gara		
Lot Size:	5.19 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Few Trees, Front		

Heating: Boiler, Make-up Air, Fireplace(s), Natural Gas, Wood, Wood Stove

Water: -

Floors: Hardwood, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, ICFs (Insulated Concrete Forms), Log, Post & Beam

Zoning: RCR

Foundation: ICF Block, Piling(s)

Utilities: -

Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Woodstove, 6 Raised Garden, 1 Raised Garden Bed in Greenhouse, Green with Power and Water, Garden Shed with 100 amp Service, Storage Shed with Lean-to, Workbench (south wall in the Garage)

Welcome to this exceptional 5.19-acre property in North View Estates, located just a 2 minute drive from the Town of Fairview. Offering a peaceful country setting with the convenience of town nearby, this custom-built Mira Timber Frame home is truly a unique property. Constructed with Douglas Fir and SIP (Structural Insulated Panel) construction, this energy-efficient home features an ICF foundation and boiler heating system. The spacious and thoughtfully designed layout offers quality, comfort and plenty of room for the entire family. The main level features impressive entrances, a vast living room with gas fireplace, convenient main-floor laundry and a half bath. The back entry includes a deep closet equipped with a fan for added odor control. The high-end kitchen offers an abundance of space and opens to the dining area, creating an ideal setting for entertaining. A comfortable den with its own gas fireplace provides a quiet place to relax after dinner. The spacious primary bedroom is complete with two walk-in closets and a luxurious 4-piece ensuite. Rounding out the main level is the large 4-season sunroom, complete with a woodstove — a wonderful space to enjoy the surrounding property throughout the year. The upper level offers a library/flex area with a gas fireplace, along with a generously sized bedroom featuring its own gas fireplace, walk-in closet and 4-piece ensuite. The fully developed basement provides two additional spacious bedrooms, a 4-piece bathroom, flex room, mechanical room with the boiler system and air exchanger, plus two storage rooms. There is also a designated area for a future theatre/entertainment room, with some supplies remaining with the property to assist in completing the space. Outside, the property continues to impress. The side yard features a powered and water-equipped greenhouse, raised garden beds and garden space. The

area is fenced, providing a secure space for children and pets. Underground power services the outbuildings, including the tractor shed with lean-to. Set on 5.19 acres in a peaceful acreage subdivision while being only minutes from Fairview, this property offers an impressive combination of space, privacy, quality construction and convenience. A property of this stature must be seen in person to truly appreciate everything it has to offer!