



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

283210B Township Road 244B
Conrich, Alberta

MLS # A2348116



\$1,399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,107 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Insulated, Oversized, Parking Pad, Paved, RV Access/Parking		
Lot Size:	2.44 Acres		
Lot Feat:	Garden, Irregular Lot, Landscaped, Private, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-24-28-W4
Exterior:	Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: 1 Additional Refrigerator, 1 Additional Gas Cooktop, 1 Additional Built-in Oven, Ceiling Fan

Welcome to your private acreage at the city's edge. Yet just look out back and see blue skies and sun rises that go on forever! The fully paved tree-lined drive welcomes you home! Step inside..... This walkout bungalow offers nearly 4,000 sq. ft. of developed living space, and designed with friends and family in mind. Vaulted ceilings, warm hardwood and a triple-sided stone fireplace set the backdrop for those memories to come. The kitchen has it all! Rich cabinetry, beautiful character granite, soft under-counter lighting, a generously sized island and spacious pantry! Top, pause for just a second, you'll hear soft echoes of laughter resonating in this happy home.... From the sunny kitchen dinette just a few steps lead to the enclosed sunroom/summer kitchen and the adjacent deck. The perfect place to nestle in with a morning coffee while you survey your kingdom. :-). Then another step or two from the dinette you find the spacious great room with even more family and friend space to kick-back or visit. And don't miss the versatile flex room. A space for the more formal dinners, a music room or a casual conversation spot. You decide!! The primary retreat features a bay-window sitting area and a fully appointed ensuite bathroom that comes with a befitting barn-door to add a touch of country flare!! There's a corner "melt your cares away" soaker tub, separate glass shower, and spacious walk-in closet. The second bedroom has a semi-private access to its own bath and the third bedroom is just a skip further. The next few steps reveal the laundry/mud room that is tucked discreetly in the walk-through from the garage. And that's just the main level..... The lower walkout level is every bit as sun-drenched and inviting as the main level!! Full size windows usher the sunshine into the open spaces that feature a well appointed

kitchen and dining area. A family room with another fireplace, a media/living room for movie nights and an office behind French doors. And what's next?? Another full primary bedroom with a massively amazing walk-in closet! PLUS a second lower bedroom. This is perfect for extended family, teenagers, over-night friends or family stay overs.... there's room for everyone! And just step out the door to a piece of nature to the ground level covered deck that is perfectly secure with an inner fenced area for pets and younger children! Perfect! This quiet country quiet enclave is enclosed by aspens, spruce and mature bushes and shrubs. There are gardens, rock landscaping, three sheds and an enclosed quonset. And don't miss the triple attached garage with drive-thru door! And there's an ocean of parking for over a dozen vehicles... plus more. It's a mechanic's (or weekend tinkerer's) dream! Directions: 16 Ave to Conrich Rd. North 1.5 km, Right at Twp Rd 244B, First left.and then keep right.