



GRASSROOTS
REALTY GROUP

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**336 Mabbott Road
Drumheller, Alberta**

MLS # A2350978



\$607,000

Division:	Rosedale		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	3,168 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Heated Garage, Insulated, Off St		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	28-28-19-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CSD
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Contact Seller Directly		

Click brochure link for more details**A custom-built property designed for living, entertaining & everyday comfort. From the moment you enter through the front door, you are greeted by stunning 18' cathedral ceiling with 10' walls, creating an immediate sense of space and grandeur. The chef's kitchen features beautiful cherry wood cabinets, granite countertops, a huge island, stainless steel appliances including a stove with double oven, Bosch dishwasher, and a convenient pantry under the stairs. The open-concept space flows naturally into the family room and dining area with 3/4' hardwood maple flooring. Down the hall is a 4-piece bathroom and two large bedrooms offering excellent flexibility for guests and family members. The upper level features an impressive primary bedroom with generous space for a king-size bed, a spacious walk-in closet and spectacular double-sink ensuite. A washer and dryer are conveniently located upstairs in the primary bedroom, and an additional washer/dryer combo on the main level. A unique feature of this property is the, newly renovated, 32' x 24' attached garage transformed into living space. This impressive two-level area features a spacious mudroom on the first level - perfect for coats, shoes and everyday belongings - plus two additional bedrooms. One is currently used as an office, while the other features a walk-through closet and double-sink ensuite, making it a second primary bedroom. The upper level offers a spacious family room set up for a sectional couch and TV, creating an ideal retreat for movie nights, relaxing or entertaining. A convenient half bathroom is also located on this level. Outside, this beautifully landscaped 16,553 sq. ft. (100' x 165' approx.) property is fully fenced and offers a 24' x 24' garage with 10' ceiling and is fully insulated,

drywalled, electrified and heated. There is also RV parking, four parking spots available, two storage sheds, a spacious upper deck, lower wood patio with gazebo and fire pit area. Mature trees line the edge of the property, leaving a large private, open yard to enjoy. Situated within walking distance to the suspension bridge and breathtaking views. This custom-built home has been completed by reputable professionals, with all permits completed and no discrepancies. The result is a property that combines distinctive custom features with practical everyday living. The home is set up for multipurpose use, with additional living space perfect for a growing family. This 3,168 sq. ft. home offers ample indoor space as well as very functional outdoor space. Home is on town water and a 2,000 gallon septic tank system with a code-compliant backflow protection valve installed. The thoughtful layout provides multiple areas for family members or guests to spread out while maintaining a comfortable connection between the main living spaces. With generous room sizes and extensive outdoor amenities, this property is designed for everyday life and entertaining as well.