



GRASSROOTS
REALTY GROUP

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10 Grasslands Road
Rural Taber, M.D. of, Alberta

MLS # A2351656



\$1,449,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,064 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Quad or More Detached, Triple Garage Attached		
Lot Size:	1.35 Acres		
Lot Feat:	Landscaped		

Heating:	Central, Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	GCR
Foundation:	Other	Utilities:	-
Features:	Bar, Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher, microwave

Experience the perfect blend of modern living, space, and functionality in this beautifully built bungalow, situated on an amazingly landscaped 1.35 acre parcel in the desirable Grasslands Estates. Offering an impressive 2,064 square feet on the main floor, this spacious home is thoughtfully designed for comfortable family living and effortless entertaining. The main level features three bedrooms, a dedicated laundry room, and a generous primary bedroom complete with its own ensuite bathroom. The open, spacious layout provides plenty of room to gather, relax, and enjoy the comforts of modern acreage living. The fully finished basement adds even more living space, featuring a huge family room complete with wet bar, two additional bedrooms, and a dedicated office, ideal for a growing family, guests, working from home, or creating the ultimate recreation space. Car enthusiasts, hobbyists, and those needing extra storage will appreciate the triple attached garage and impressive 60' x 40' detached shop, offering exceptional space for vehicles, equipment, projects, and more including rough in for a future bathroom. Outside, enjoy the beauty and privacy of a meticulously landscaped yard providing room to breathe and space to enjoy the acreage lifestyle including a garden, play areas, pergola, fire pit and underground sprinklers throughout. Built in 2022, this property offers the appeal of newer construction, generous living space, and outstanding garage and shop facilities all in one exceptional package. Don't miss this opportunity to enjoy the best of acreage living in Grasslands Estates!