



GRASSROOTS

REALTY GROUP

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**328 Railway Avenue
Travers, Alberta**

MLS # A2143158



\$644,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,364 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Drive Through, Garage Door Opener, Garage Faces Side,		
Lot Size:	11.61 Acres		
Lot Feat:	Corners Marked, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, La		

Heating:	Mid Efficiency, Forced Air, Propane	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Acreage with Residence
Foundation:	Wood	Utilities:	-

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Smart Home, Storage, Vinyl Windows, Wired for Sound

Inclusions: Built-in Oven, A/C, 2 x Dishwasher, 2 x Electric Range, Garage Controls, Range Hood, 2 x Refrigerators, 2 x Microwaves, 2 x Washer/Dryer - Stacked, Water Conditioner, Water Purifier, Water Softner, All Window Coverings including Curtians, rods and blinds, Jib Crane, Home Theater, Screen and Projector, 2 x Electric Fireplaces, 12 Bar Stools, Playground Equipment, Driveway Lights, 1 C-Can

Country living with views as far as the eye can see, is what 11.61 Acre parcel of land can offer you and your family. This home is custom built and has storage and a place for absolutely everything. The egress in this home is outstanding. There are six entry/exits throughout the home. All doorways in the home are 36" wide making moving furniture a breeze. What's really impressive is the main floor living and kitchen area with almost 14 foot vaulted ceilings, beautiful acacia hardwood floors, and a kitchen island that is 18 feet long and can sit 12 stools. The view from the living room is absolutely breathtaking. Not only does the kitchen have an impressive island, it also has been thought out very well with lots of electrical outlets, deeper cupboards, double stainless steel convection oven, touch control faucets, a sill granite sink with an instant hot water dispenser perfect for afternoon tea. The kitchen floor tile are 18" x 18" travertine floor which is stunning against the dark stained cabinets. The primary bedroom is right off of the kitchen area. The high ceilings host extra storage above the his and her closets. There is a built in surround system in the home. The ensuite also has tiled floors and a stacking laundry in the bathroom. The two windows in the en suite make it very bright. There is a tub/shower unit, low flush toilets, make-up counter and linen closet for extra storage. Up over the garage is an illegal suite with its own heating system. This is a perfect mother-in-law suite or just an extra bedroom. The suite does come finished with all appliances, including a washer and a dryer and has a Jacuzzi tub/shower. There's also a large storage space beside the suite that could double as a library! There is a walkout basement in the home with several large windows, so it doesn't feel like a basement. The living space has a projector and screen

as well as a stage area with built in speakers. The seller taught music lessons, and had her recitals here. (stage can be removed)
There's another good size bedroom in the basement and it is wired for TV/entertainment with a full bath not far away. The garage is absolutely massive 24' x 44' deep...a mechanics dream. It's fully equipped with a jib crane with a full bathroom. The plugs are endless. 3 x220 plugs and several 110 plugs with 20 amps so you'll never blow a breaker. There are 16 foot ceilings, so a lift easily could be installed. A full ventilation system, and the overhead garage door is 14' x 14'. Another special features is there are 3 fully functioning RV campsites. This acreage is located 15 Min. from Lomond where there is a school from k-12, grocery store, hardware store and restaurant. If you're looking for peace and quiet, country living, look no further!