



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

224206 Highway 549 W
Rural Foothills County, Alberta

MLS # A2216093



\$1,599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,862 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Garage Door Opener		
Lot Size:	21.00 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Other, See Remarks, Well
Floors:	Laminate, Wood	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	3-21-3-W5
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Natural Gas, Phone
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Green house, most out door decor, panels		

Welcome to one of the most pristine acreages !! Located just west of Millarville by a minute, this 21 acres with gorgeous 2013 home, shop/machine shed, barns, green house, nice sundry buildings and plenty of Alberta land!! Located bordering a municipal reserve and elevated enough to see comfortably from any angle the Rocky Mountains, Foothills and " John Ware ridge ", Square Butte ridge . Beautiful home built in 2013 with fully developed walk out basement. Many features with rooms that have been planned to enjoy the views. Southwest facing sun room and all your kitchen and living room windows are facing mostly west. Open concept with a nice deck to sit out and enjoy. Gleaming hardwood and rustic Hickory cabinetry, trimmed with fir trim and baseboards. This home is classy country and family friendly ! Bring the family and enjoy the land. enjoy the plentiful providing garden and green house! there is a really convenient irrigation system in place for all the gardens. A generator hook up /plug is conveniently located close to the home . Enjoy the trees and the pastures for your animals. A couple older historic buildings on the property give it a really wonderful feel for the property and the ranching history of this land. Come in through the gorgeous laneway over a bridge and up the hill to your private property. Pull into your heated double garage and head over to the shop (220 power, cement floor) and enjoy that space for your equipment or storage , or bring the horses into the barn and enjoy ! Extra buildings lend to extra storage or can be used for possibly a chicken house, lawn mower storage, tack shed.. you name it !! SPECIAL FEATURE is the water.. Owner says was tested a while back for 25 gpm !! that is only the drilled well ! There is an Flowing spring on the property as well in the SW area of the pasture for watering livestock or perhaps a

future water feature. It is rigged up for watering livestock perfectly . It is low maintenance landscape with easy in and out with the mower. Several areas to call your own with a chair and a cool one , an old style swing and protective trees for any fun family function or just everyday enjoyment. A seasonal creek meanders through the bottom part of the property and under the bridge. Some older farm buildings on the property which are usable. Some need repaired.