



**GRASSROOTS**  
REALTY GROUP

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**PT SW 26-50-28 W3**  
**Rural, Saskatchewan**

**MLS # A2216840**



**\$949,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bi-Level                          |               |                   |
| <b>Size:</b>     | 2,660 sq.ft.  | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Asphalt, Double Garage Attached, Heated Garage, Insulated |               |                   |
| <b>Lot Size:</b> | 10.23 Acres   |               |                   |
| <b>Lot Feat:</b> | Lawn, Rectangular Lot, Treed, Underground Sprinklers      |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Hot Water, Natural Gas  | <b>Water:</b>     | Well |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork, Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Partial   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | ACR  |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Beamed Ceilings, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |

**Inclusions:** Vac. Power Nozzle, On Demand Hot Water Heater, Natural Gas BBQ Hookup

**SHOW STOPPER** - This acreage can only be fully appreciated by walking through it and understanding all the extra features & upgrades which add value and set it apart from any other property on the market today. Located north on Hwy 17 to the 4 mile, then east approx. 1/2 mile to brick pillars (north side of road) and then north to the for-sale sign. Paved driveway & programmable security gate will immediately greet you as you proceed to the property. The grassed tree lined driveway and the entire lawn are sprinklered to ensure your lawn remains green all year long. The home measuring 2660 square feet above grade is everything you dreamed of & more.... Upgraded kitchen and quartz counters, solar guard windows, double sided floor to ceiling gas fireplace, load bearing full span open beam ceiling with upgrade hardwood lined ceiling, heated floor in second level with forced air in the balance of the home, 4 bedrooms total with three bathrooms- one featuring a claw foot tub (ensuite), upgrade Healy storage cabinet system in garage, on demand hot water in home, flooring upgrades, automatic generator in the event of power loss, air conditioned - this home is impressive! Outside is 10.23 acres of bush with just the right amount of yard site. Also featuring a detached shop measuring 40' by 44' and a separate canvass dome shaped building to store all your gardening and lawn equipment. Wont last long!!