



**GRASSROOTS**  
REALTY GROUP

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203037 Township Road 80  
Rural Lethbridge County, Alberta

MLS # A2218250



**\$1,200,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,032 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	4.10 Acres		
Lot Feat:	No Neighbours Behind, Private, Underground Sprinklers, Yard Lights		

Heating:	Boiler, Combination, In Floor, Forced Air, Natural Gas	Water:	Dugout
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	33-7-20-W4
Exterior:	Metal Siding , Stucco	Zoning:	Country Residential
Foundation:	Slab	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Pantry, Sump Pump(s), Tankless Hot Water		

Inclusions: Picnic Table

What a wonderful place to raise a family! Just ten minutes southeast of Lethbridge, this spacious 3,000 sq ft home has everything you need &mdash; and then some. With no basement to worry about, you can enjoy all your living space above ground. Upstairs you'll find three large bedrooms, two full baths (including a king-sized en suite), a bonus family room, and a laundry room with its own stand-up tanning booth &mdash; how cool is that? On the main floor, you're welcomed by a huge kitchen that's perfect for gatherings, a roomy dining area, a cozy living room, and a fourth bedroom. There's also a convenient office space right off the shop, and a half bath. Speaking of the shop &mdash; it's massive! The 3,500 sq ft attached shop is ready and waiting for your business dreams, hobbies, or toys. Sitting on 4.1 acres, this property gives you the freedom to create the lifestyle you want. Built and developed by the owner in the late '90s, this solid place has been home to a growing family and a thriving business. Now it's ready for you to bring your family, your ideas, and make it your own! Ready to take a look? Let's set up a tour with your favourite REALTOR!