



**GRASSROOTS**  
REALTY GROUP

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193046 Range Road 245  
Rural Vulcan County, Alberta

MLS # A2218796



**\$865,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,956 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	8.48 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Pasture, Rectangular Lot, Trees		

Heating:	Forced Air, Solar	Water:	Well
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	ICF Block	Utilities:	Natural Gas Paid, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Suspended Ceiling		
Inclusions:	Solar Panels		

If you missed it the first time don't miss it again buyers couldn't get financing!!! Call your favorite agent and see it before it's too late!! Immediate possession is available!!! County living at it's finest with a total of just under 3200 sqft!! This beautiful property features panoramic views from the west facing covered deck you have an incredible mountain view or move around to the south and see the lush fields or walk around to the east for the views of the rolling hills or the north you can enjoy the pasture, trees and raven. This property is truly incredible and features a full solar system for all of you electrical needs, batteries and system were upgraded this year. If the solar ever does go down no need to worry as the diesel generator is there. When you walk into this home you will see an open concept, hardwood flooring and built in book cases. Walk in a bit further and you will find a huge custom kitchen, with plenty of counter space tons of cupboards and a huge pantry that is perfect for all your small appliances. 2 sinks makes prep a breeze!! The open living room and kitchen concept makes entertaining easy with a raised eating bar, huge living room complete with vaulted ceiling, gas fireplace and huge windows that flood the room with light. Upstairs you will find a primary bedroom to live for with a giant soaker tub, 3 sided fireplace, huge walk in closet. The next level features a generous sized laundry room with plenty of storage as well as a 4 piece bathroom and a second bedroom. Downstairs you will find heated floors, high ceilings and access to your back yard from the walk out. You will find 2 more bedrooms and another 4 piece bathroom. It doesn't end there there is a 40x80 shop, single detached garage and corrals. This home truly is a must see and features a larger parcel, beautiful home and a big shop. Call your favorite agent to view today

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