



**GRASSROOTS**  
REALTY GROUP

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**55 White Pelican Way**  
**Rural Vulcan County, Alberta**

**MLS # A2219972**



**\$449,900**

<b>Division:</b>	Lake McGregor Country Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,596 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Greenbelt, Interior Lot		

<b>Heating:</b>	Boiler, None	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Slate, Wood	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	4-21-16-W16
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting		
<b>Inclusions:</b>	golf cart (requires batteries)		

This custom built home is truly high end. When you walk through the doors, you know...custom cabinets, window coverings, granite, granite dining room table, stained glass light fixture, slate floors, the list goes on. This home is built for a large family, Five bedrooms, 3.5 bathrooms, 2 fireplaces. This home must be seen to be appreciated.