



GRASSROOTS
REALTY GROUP

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

30043 TWP RD 820
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2221742



\$960,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,215 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	8.30 Acres		
Lot Feat:	Garden, Lawn, Level, Paved, Rectangular Lot		

Heating:	In Floor, Forced Air, Geothermal	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-81-3-W6
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, See Remarks, Storage		

Inclusions: N/A

Presenting a meticulously maintained country estate, custom-built in 2005 and offering an unparalleled blend of luxury and practicality. Situated mere minutes from town, yet enveloped in the tranquility of acreage living, this property boasts municipal water access for utmost convenience. Enjoy peace of mind with recent upgrades, including new shingles and a new septic system. The well-designed layout of this home caters to modern living, beginning with a stunning kitchen featuring custom built-ins to maximize space and efficiency, a garburator, and instant hot water tap. The sun-drenched breakfast nook offers serene views of the backyard and adjacent farm fields, while the formal dining room provides an elegant setting for sophisticated gatherings. Relax in the expansive living room, warmed by a wood-burning fireplace, and retire to the luxurious master suite, complete with a lavish 5-piece ensuite featuring a large soaking tub. The main level includes a spacious, naturally lit office, a conveniently located laundry room with sinks and cupboards, and full wheelchair accessibility. The upper level features three generously sized bedrooms (one currently utilized as a craft room), a 3-piece bathroom, a dedicated theatre room, a playroom, a comfortable sitting area, and ample storage. The home is heated and cooled by a geothermal system for year-round comfort. A 24' x 30' heated attached garage provides seamless access to the utility room. The property also features a substantial 34' x 44' shop with a 16' ceiling and a 14'H x 12'W overhead door, wired and partially insulated, ideal for various hobbies or professional endeavors. The compacted and paved driveway ensures high weight capacity, leading directly to both the residence and the shop. A charming garden and a greenhouse outfitted with temperature controls and a self-watering system further

enhance the appeal of this exceptional estate. This is a truly remarkable opportunity to acquire a property that blends modern amenities with the idyllic charm of country living. Contact your Realtor today to schedule a private viewing.