



GRASSROOTS
REALTY GROUP

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65471 152 Range
Hylo, Alberta

MLS # A2230778



\$750,000

Division:	NONE		
Cur. Use:	Cattle, Farm, Grazing, Horses, Livestock, Ranch		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	5	Baths:	3
Garage:	-		
Lot Size:	159.00 Acres		
Lot Feat:	Cleared, Farm, Landscaped, Lawn, Many Trees, Pasture, Treed, Wetlands, W		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	26-65-15-W4
Exterior:	-	Zoning:	Agricultural
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Alfalfa, Beef, Cow, Equestrian, Hobby Farm, Mixed, Pasture, Recreational

Fabulous home on a full quarter section. This 11 year old fully developed walk-out bi-level home is finished with the finest materials and offers a second kitchen in the lower level. The upper level boasts a state of the art gourmet kitchen with 2 walk-in pantries, loads of cabinets and tons of counterspace. Large dining area with a French door to a large upper deck that overlooks the beautiful countryside. The great room offers gleaming hardwood floors and uniquely designed vaulted ceilings with expansive views of the area. You'll also discover a lovely primary with featuring a large walk-in closet and corner jacuzzi ensuite with a free standing shower as well. The 2nd bedroom is large and also offers a walk-in closet. The lower level offers 3 additional bedrooms, a full eat in kitchen, large recreation space, a 4 piece bath, laundry room, cold room, additional storage and direct access to a sunroom overlooking the countryside. Most closets in the home are walk-in with custom solid shelving and this home offers loads of quality features that would appeal to anyone including tankless hot water, in floor heating in the basement, quonset and barn. Cistern is 3,800 gallons, sewage is pump out and there is also a wood boiler system.