



**GRASSROOTS**  
REALTY GROUP

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**832077 Range Road 222**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2230801**



**\$895,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split, Acreage with Residence		
<b>Size:</b>	2,158 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	85.55 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Gentle Slope		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative, Well
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Greenhouse, root cellar, pole shed		

Private acreage retreat on 85.55 acres with a large shop and charming home! 85.55 acres of beautiful countryside and rolling farmland and mature trees surround a warm and inviting character home that offers a blend of rustic charm and modern convenience making it the perfect place to settle in and make it your own! It isn't just one thing with this property but everything combined that make this place a one of a kind. Only minutes from town limits and the hustle and bustle of town yet connected to the water co-op, this four bedroom, 2.5 bathroom house wows the second you pull in the beautifully landscaped yard with circular driveway. Great design features and character accents warm this home. A stunning stone fireplace in the great room is complemented by a rich, vaulted wood ceiling and warm hardwood floors. This is the heart of this home and it shows. Directly adjacent is the huge kitchen boasting ample storage, plenty of cupboards and granite countertops. This is also where you will find the spacious dining area. On the other side of the great room is a very large family room/media room giving you space to escape and enjoy movie night as a family. The upper level hosts three of the four bedrooms plus the totally overhauled main bathroom and there is also an updated 1/2 bathroom off the primary suite. The primary suite also offers you a little private balcony. The fully finished basement gives you another refreshed and updated bathroom, bedroom, over-sized laundry room with folding counter and plenty of storage and there is another family room with a stone fireplace and walk-out to the secluded yet cozy patio area. This property also offers up a 29x42 fully finished and heated shop and adjacent pole shed for storage, a greenhouse, playhouse for the kids and a root cellar to end all root cellars that is rigged with A/C cooling-perfect for the hunter to hang

their meat! You can also store the bounty from your garden here and enjoy home grown vegetables all of the time. Quiet and very private, the views out over the rolling fields and down to the hills of the valley will never get old! Charm and character yet in a modern home offering all the amenities and a location second to none that is close to town yet offers privacy and views. This sounds like perfection and it sounds like you have found your next home!