



GRASSROOTS
REALTY GROUP

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#2 Carlisle Road
Rural Stettler No. 6, County of, Alberta

MLS # A2233832



\$559,000

Division:	Carlisle Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,187 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	4.52 Acres		
Lot Feat:	Lawn, Level		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Mixed, Wood Frame	Zoning:	Country Residential Eques
Foundation:	ICF Block	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: Window Coverings

You're never closer to heaven than on the back of a horse! 4.52 acres of equine excellence in Carlisle Estates, with an 1187 sq ft. bungalow that features all the bells and whistles. The home is completely finished top to bottom, offers four bedrooms and two bathrooms and sits on an ICF foundation for added strength and efficiency. With a gorgeous custom kitchen featuring high end stainless appliances, white ash cabinets and quartz countertops. Main bathroom is regal thanks to the quartz countertop, jetted tub and corner shower. Open concept main floor, ideal for larger groups and a healthy sized entry way with a back deck overlooking your pasture. Main floor laundry Triple car garage, with concrete floor and oversized middle door for bigger trucks. The barn is quintessential western with its covered porch and log siding, with two 12X10' stalls and a space for tack. The feed shed beside it keeps the hay dry and there's a hydrant there for ease of watering the stock. Also offering an outdoor riding arena! All the paddocks are cross fenced so rotational grazing is a breeze and what a difference it will make to your grass! Paved driveway is the icing on the cake. This property has been immaculately well managed and maintained so if you're on the hunt for a worry free property - you've found it. If you've been living under a rock, Stettler is one of Alberta's best towns and is a bit of a hotspot for the equine enthusiast thanks to the fabulous indoor arena at the Ag. grounds just blocks to the east. It also has fabulous boutique shopping, good schools and nice people!