



GRASSROOTS
REALTY GROUP

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80049 RR205
Rural Lethbridge County, Alberta

MLS # A2235201



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,107 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Heat		
Lot Size:	3.60 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, No Neighbours Behind, Other, Pasture, Priv		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	Cistern, Other, See Remarks
Floors:	Carpet	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	5-8-20-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	GCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, See Remarks, Separate Entrance		

Inclusions: 2 Fridges, Stove, Dishwasher, Hood fan, Washer, Dryer, Window Coverings, Built in Vacuum and Attachments, Central Air Conditioning, Garage Openers and Remotes, Irrigation Pumps and Equipment, 3 Sheds (all inclusions in as-is condition)

You've finally arrived home! Charming acreage located 8 km SE of Lethbridge on "City Water" and with pavement right to your doorstep. Situated on 3.6 acres, shrouded in privacy with a beautiful tree belt, this well built 2 story home is sure to please. Many highlights here including a covered front verandah, fabulous rear deck and outdoor living space, big bedroom closets, heated attached garage PLUS a heated 30 x 40 ft. shop. Upon stepping into the foyer the design flows East/West and showcases an abundance of windows and natural light. There is a convenient main floor laundry room and a very large den on the main level that potentially could be another bedroom. Speaking of bedrooms, you will surely be impressed by the size of both the primary bedroom and primary ensuite bathroom with separate shower. Downstairs is fully finished (except for roughed in bathroom) boasts lots of storage space, separate exit to back yard, and a thoughtful wine making room. Water supply for the home is the COLRWA (City Water) as well as SMRID for the grounds. With the heated attached garage, heated shop and amount of paved parking space you'll have plenty of room for ALL of your toys. Wanting some furry friends?...the East pasture portion of the property would be ideal for horse/animal lovers. Shows fresh and clean and ready for your quick possession if needed!