



GRASSROOTS
REALTY GROUP

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

47228 Range Road 200
Rural Camrose County, Alberta

MLS # A2235775



\$919,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,433 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	12.70 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, M		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	13-47-20-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Fridge/Freezer Combo		

Stunning custom built acreage 3 miles north of Camrose. This impeccable home situated on over 12 acres is sure to impress. Boasting a bright and open floor plan that features expansive views of the property from every window. The main floor has an excellent kitchen with upgraded Kitchen Craft cabinetry, large island, dining area, wonderful family room and a formal dining area that could easily make a superb office. Off the kitchen is the functional laundry area and mud room that features in floor heat, an additional fridge/freezer combo, sink and full bathroom. Upstairs there are three bedrooms one of which is the primary bedroom with walk in closet, ensuite and upper deck that has sweeping views of the property. The basement is well laid out and only needs a few minor touches to be complete. Heated floors, wonderful family room, large bedroom and a full bathroom complete this space. Outside you'll notice the mature yard site, garden areas, wrap around deck and more. The secondary garage where the 3500 gallon water tanks are the perfect space for additional items. A recent addition to the property is the excellent heated wood shop with loft that could easily be redesigned for whatever you desire. R50 insulation, triple pane windows, brand new Navien on demand system, heated garage, heated shop, heated wood shop all on just over 12 acres within 5 minutes to Carmrose. Simply perfect!