



GRASSROOTS
REALTY GROUP

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204050 RR 245
Rural Vulcan County, Alberta

MLS # A2238687



\$999,999

Division:	NONE		
Type:	Residential/House		
Style:	A-Frame, Acreage with Residence		
Size:	1,515 sq.ft.	Age:	1934 (91 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	12.50 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Farm, Few Trees, Gentle Sloping, Level		

Heating:	Forced Air	Water:	Well
Floors:	Linoleum, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	30-20-24-W4
Exterior:	Stucco, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Laminate Counters, Open Floorplan		

Inclusions: n/a

Acreage living 12.5 acres conveniently located on the east side of Mossleigh. As you drive in the pride of ownership is evident throughout you will be wowed the driveway leads up to the home. When you step in you will enjoy a large mud room complete with a wash sink and built in cabinets. Step in and be amazed by the custom kitchen that was just redone! Stunning vinyl plank flooring through out. Step in a bit further and enjoy your dining room that leads to a beautiful sunroom that has stunning views!! 2 bedrooms and a 4 piece bath are also conveniently located on this level. Some other upgrades include but not limited to a brand new Culligan water system, brand new furnace and hot water tank. Plenty of storage is through out this house as well. 2 artesian wells mean plenty of water as well!! Step outside and you will be welcomed by double car garage with a metal roof and siding as well as 2 overhead doors. The chicken coop is an oasis for your feathered friends, could be used as a dog run or a green house as well as it has plenty of south facing windows. The barn is to live for as well and has been lovingly restored with 100 year rubber shingles, fresh paint, new windows, boards and new doors. Inside is 6 box stalls and 3 tie stalls, the loft is complete with hardwood floors and would make a stunning dance hall with some upgrades. The new corrals with rail fences are also a bonus!! And we aren't done with the tour as there is a 24x36 shop with a 11x12 heated area. A 40x80 Quonset with new doors and hardy board siding. Clients are open to subdividing the property if you only want the acreage. This property has a little something for everyone and truly must be seen to be appreciated!!