



GRASSROOTS
REALTY GROUP

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

**52 Woodland Estates Drive
Widewater, Alberta**

MLS # A2241592



\$690,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,611 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	4.27 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, Treed		

Heating: In Floor, Forced Air, Natural Gas

Floors: Tile, Vinyl Plank

Roof: Asphalt

Basement: See Remarks

Exterior: Mixed

Foundation: Poured Concrete, See Remarks

Features: Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: CR3

Utilities: -

Inclusions: Hot Tub-Artic Spa, Tanning Bed- Sundome, furniture, Gazebo, Shed

This property at 52 Woodland Estates Dr. in Widewater sounds like a wonderful place to call home! With 4.27 acres, there's plenty of room to breathe and expand your dreams. The beautiful views and the surrounding trees offer a tranquil setting that's perfect for those who value privacy and nature. The home itself is over 3,600 sq. ft. - features 4 bedrooms and 3 baths, providing ample space for families or guests. The thoughtfully designed main floor is an entertainer's paradise, complete with a games room that includes a wet bar, full fridge, and dishwasher - perfect for hosting gatherings! There's also a cozy area for watching TV, ensuring everyone can find their own space to relax. Upstairs, you'll find the main living area, which includes three bedrooms and a spacious recreation room with abundant natural light and a gas fireplace for those chilly days. It sounds like a fantastic spot to unwind after a long day! The enclosed hot tub and gazebo with a firepit are lovely additions for enjoying evenings outdoors, while the quad trails through the trees add an adventurous touch to your property. The composite decking and metal railing provide durability and style for your outdoor spaces. Overall, this property seems to offer a perfect blend of comfort, functionality, and opportunities for personalization, whether you want to create a garden, add a shop, or simply enjoy the natural beauty around you. If you have any specific questions or need assistance with anything related to this property, feel free to ask!