



GRASSROOTS
REALTY GROUP

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172010 RR 140
Rural Newell, County of, Alberta

MLS # A2242341



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,987 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	3.62 Acres		
Lot Feat:	Corners Marked, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No N		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	13-17-14-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Wood	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Kitchen Appliances, Basement Stove, Washer/Dryer, Window Coverings, Central A/C, Overhead Door Opener/Remote for Quonset, Irrigation Equipment

3.62 acres with beautiful home, large shop and exceptional gardens… This secluded countryside property has it all!! There are so many incredible features here, it’s hard to know where to begin! The sprawling home features just shy of 2000 square feet of finished living space on the main floor… WOW! Built in 1988, this bungalow has received impressive upgrades. Vinyl plank floors throughout, stainless steel appliances, granite countertops, new windows and fresh, neutral paint and trim. A large, open living and kitchen space allows room for any size of family and leaves plenty of room for guests to feel right at home. Just off of the dining room is the most incredible family room for ultimate relaxation. Surrounded by large windows, enjoy the peaceful prairie views while you cuddle up for movie night. With 3 large bedrooms upstairs, including the primary with walk-in closet, you can keep the little ones close by (or send the teenagers downstairs to bedrooms 4 & 5). Rounding off the main floor tour is an XL laundry room as well as the main bathroom. The basement (with an additional 1976 sq ft) is partially finished and features a huge open area that would make a great rec/family room. Down the hall is a large storage room, 2 bedrooms, utility room and full bathroom featuring the ultimate ‘Hot Tub Time Machine’. Aside from the valuable interior updates, the outside of this home has also received new siding, doors, layered composite decks, railings and a metal roof. This house assures great efficiency with ” walls, central air conditioning and triple pane windows. The yard boasts years and years of thoughtful gardening, with the most beautiful perennials weaving throughout towering trees, smaller fruit bearing varieties and shrubs. A 40x80 heated shop adorns the northern side of the acreage and features a large

overhead door, concrete floor, 2 office spaces and a bathroom. The shop has its own water delivery from the dugout as well as a septic tank and field. Nestled in the heart of Southern Alberta, this home is close to Tilley and Rolling Hills, a mile west of HWY 875 and 15 minutes from Brooks. It's time to get moving to the country! *Newell Regional Water in place just outside of cistern and ready to be connected.