



GRASSROOTS
REALTY GROUP

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**1140 Newcastle Road
Drumheller, Alberta**

MLS # A2242867



\$525,000

Division:	Newcastle		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.33 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gentle Sloping, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Negotiable

Nature at your Doorsteps ! This stunning fully fenced yard is more than a quarter of an acre with apple trees, fire pit, garden shed partial wrap around deck with underground irrigation and back gate leads you to playground, ball diamonds, nature trail and Newcastle Beach. Inside the home prepare to be wowed at the Natural light, open concept main floor with hardwood and tile, dining nook has 2 French doors Easy for entertaining . Kitchen has large island, corner pantry and stainless appliance package. Living room has a corner gas fireplace and TV media /storage. Powder room and main floor laundry leads to the attached heated double garage. Upstairs the Bonus room extra little space we all envy. 4 piece main bathroom with storage, 2 bedrooms and stunning Primary bedroom with 4 pc ensuite, walk in closet and good views. Downstairs 2 bedrooms, 3 piece bathroom and piece of mind with Basement Systems 25 year warranty. With Newer hot water tank, water softener, Nest Thermostat and Total Control Home security this is a move in ready home.