



GRASSROOTS
REALTY GROUP

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

11522 Eagle Butte Road
Rural Cypress County, Alberta

MLS # A2243119



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,994 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	5.09 Acres		
Lot Feat:	Level, Many Trees, Private, Underground Sprinklers, Views		

Heating:	Boiler, Forced Air	Water:	Co-operative, Public
Floors:	See Remarks	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	35-11-5-W4
Exterior:	Brick	Zoning:	A1-IDP
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Inside Corrals in shop, A/C, U/G Sprinklers and Control (36 Zone)

This home is ready for your final touches! Inside has been totally re-drywalled, primed and is ready for paint. It is ready for new flooring. Maintenance free brick exterior with an attached triple garage. The yard is surrounded with mature evergreen trees and has a 36 Zone U/G Sprinkler System. Entry into the property has steel locking gates to keep your property secure. There are 2 fenced pasture areas for your Horses. The yard also has a 60' x 130' Heated Shop with large overhead doors. Shop is broken into 3 different areas, including a corral setup for animals. The evenings provide a breathtaking view of the City lights. This place truly needs to be seen to be believed!