



GRASSROOTS
REALTY GROUP

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1, 590075 Range Road 112
Rural Woodlands County, Alberta

MLS # A2247903



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,512 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	5.07 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry		

Inclusions: double wall mounted ovens, white shed, greenhouse, kids playhouse with swing, garbage compactor powers on but does not work "as is".

Tucked away in a corner of Melody Lane, this beautifully manicured property offers privacy, space, and stunning views. To the north, you will find a crown-land pasture. On this 5+ acres are scenic trails, a fire pit area, and space to complete this serene retreat. The home is privately situated amongst the trees and lawns. The open-concept main level features a grand living room with a gas fireplace, a chef's kitchen with an island, a walk-through pantry, main floor laundry with sink, and built-in double wall ovens. The luxurious primary suite features deck access overlooking the backyard, a spa-style en-suite, and a walk-in closet. The front office or craft room can also work as a wonderful bedroom. The fully finished lower level walks out to grade level plus: two bedrooms - both with large windows, a bright family/games room, with a wood fireplace, and a wet bar. The main heat downstairs is forced air and in-floor heat - boiler was replaced in 2022. Central air conditioner, washing machine and dryer replaced within the last year too. An oversized double car garage is over 900 sq' with extra storage or workspace with 220 and hot & cold taps. Water softener and RO filters under the kitchen sink. Shed 11'x18'. Trails have been cut through the trees for walking throughout the property. A must-see getaway with every comfort—just minutes from town!