



GRASSROOTS
REALTY GROUP

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**142, 145006 Cassils Road
Rural Newell, County of, Alberta**

MLS # A2249312



\$440,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 1,280 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 1.80 Acres | | |
| Lot Feat: | Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Recta | | |

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|--------------------|--|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Cistern, Public |
| Floors: | Laminate, Linoleum, Other | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 6-19-14-W4 |
| Exterior: | Vinyl Siding | Zoning: | Residential Rural Distric |
| Foundation: | Perimeter Wall, Poured Concrete | Utilities: | - |
| Features: | Bookcases, Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows | | |

Inclusions: Bedroom Suite, Cedar Chest, TV, 3 stools, Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, portable AC unit, Bookcase, garden hoses

Impeccably manicured acreage 2 minutes from City limits, boasting a flawlessly constructed garage with apartment style studio suite. Every single piece of this acreage has been done with heart. Breath taking landscaping that has been carefully designed for easy maintenance. The oversized double garage is creatively aspired with a convenient 2 piece bathroom, utility room and a great storage room for outdoor accessories. The studio suite, located above the garage is a rare find. With a well thought out floor plan, involving a 4 piece bathroom, pleasant kitchen, family room area and the bedroom area off to the side. With one simple wall added the bedroom could easily be seperated. The views from the perfectly situated balcony overlooking the north side of the acreage will have you in awe. Enjoy the ease of regional water, irrigation system, convenient access and a desirable location. Be sure to take a look at the virtual tour offered of the suite. There are buyers restrictions, once those have been honoured we invite you to view this property with your Real Estate professional.