



GRASSROOTS
REALTY GROUP

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212072 Rng Rd 160
Rural Newell, County of, Alberta

MLS # A2250162



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,151 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.16 Acres		
Lot Feat:	Landscaped, No Neighbours Behind, Seasonal Water		

Heating:	In Floor, Forced Air	Water:	Cistern, Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential Rural Distric
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None

SPACIOUS AND AND SNAZZY! This stunning 2 storey home with over 3100 sq ft above grade is looking for a new owner to call it home. Upon entering this home you will be welcomed with a grand stair case, dynamic views of the country side from the plethora of windows, lavish living room, a dining room that can host numerous guests and a well appointed kitchen . The office is tastefully accented with a cozy atmosphere and nicely situated beside the front foyer. The sprawling second storey offers a primary bedroom that truly takes your breath away, a 5 piece ensuite that is applauded with a massive walk in closet. The 3 additional bedrooms and family room are all oversized, there is no lack of space in this house! The 5th and 6th bedroom are in the basement, along with a 3 piece bathroom and recreational room. Additional features include, Central vacuum, infloor heating in the house and garage, regional water, yard irrigation water and an ICF foundation. Just when you think you are impressed, wait until you see the 30'x 28' attached garage with an excessively high ceiling. Gorgeous west views, with no neighbors behind you! If you have been looking for a beautiful home, in a rural setting and a easy maintenance yard, this is the one. Be sure to check out the virtual tour offered. If you would like to view the property call your Real Estate professional.