



GRASSROOTS
REALTY GROUP

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

#15-31240 RR20A
Rural Mountain View County, Alberta

MLS # A2255703



\$939,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,589 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	4.57 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lar		

Heating:	Fan Coil, In Floor, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-31-2-W5
Exterior:	Other, Stucco	Zoning:	CR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: N/A

THIS COULD BE YOUR NEXT HOME!! If you are looking for an acreage on the edge of Didsbury and a private, secluded place to call your next home you will want to check out this exceptional property! The access is completely paved and as you enter the property you will notice the circular driveway and immaculate landscaping. This home has undergone renovations over recent years and has a view that is just UNREAL!! Step inside and you will appreciate the attention to detail and lots of thoughtful features. The kitchen was upgraded 5-6 years ago and has maple cabinets and the nicest spot to sit and enjoy that view. There is a sitting/family room ,living room with hardwood floors, formal dining room with bay window/bench seat and main floor laundry with half bath and sink. There is a large primary bedroom with walk in closet and 3 pc ensuite plus another bedroom, main bath and welcoming entrance. The walk out basement does has a legal suite but could be opened up again if you needed the whole home to live in. This area has a lovely stone terrace with pond out back which would be a great place to take in more of that view. It also has a kitchen with dining area, family/living room, 2 bedrooms, bathroom, laundry and mechanical room (lots of storage here too!). The yard is a great place to have a few horses since there are 2 horse shelters and a shop/barn with concrete floors and overhead heat. There is also a few sheds and cross-fencing and lots of wide open spaces. This is a very quiet, secluded property yet it is just on the edge of town so you truly have the best of both worlds here. Picture yourself on the deck or stone terrace having your morning coffee and soaking in the quiet, beautiful yard. This time of year it is so lush and green and it is equally pristine in winter too! So many great features in a really great location. Call today to book your viewing and

check it out for yourself!