



GRASSROOTS
REALTY GROUP

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82060 Range Rd 191
Rural Lethbridge County, Alberta

MLS # A2257343



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,644 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Gravel Driveway, Oversized		
Lot Size:	1.05 Acres		
Lot Feat:	Close to Clubhouse, Front Yard, Landscaped, Many Trees, No Neighbours Be		

Heating:	Boiler, Central, In Floor, Solar	Water:	Cistern
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Separate Entrance, Stone Counters, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Built in speakers/Sonos System, Built in Primary Bedroom sound surround system, Gas BBQ, Hot Tub (8 person), Skid-steer, Zero turn ride on lawn-mower, Water Tanks with Trailer, 2nd Fridge, Upright Deep Freezer.

This custom-built bungalow sits on a private acreage and offers over 5,000 sq. ft. of developed living space, including more than 2,600 sq. ft. on the main level. With 5 bedrooms and 3.5 bathrooms, it's designed for spacious main-floor living. The highlight of this property is the detached heated shop with 220V power — perfect for projects, storage, or hobbies. An attached garage adds convenience, and the acreage is offered as a truly turn-key opportunity, with extras like a skid steer, ride-on zero-turn mower, and trailer with water tanks included. Inside, the main floor features vaulted ceilings, a large living and dining area, and a chef's kitchen with quality finishes. The primary suite includes a 6-piece ensuite with double tiled shower, jetted tub, and direct access to the covered 8-person hot tub. Two more bedrooms share a Jack & Jill bathroom, while a private office provides a quiet work space. The fully developed basement, warmed with in-floor heating, includes a spacious family/games room ready for a pool table, a roughed-in bar wall, two more bedrooms, a full bathroom, and a studio with plumbed sink and direct access to the garage. Outdoors, enjoy your custom partially covered deck, BBQ, and patio with firepit, while taking in the peaceful scenery and wide-open skies. This acreage offers endless opportunities — from stargazing on quiet nights to hosting unforgettable family gatherings, weddings, and celebrations. Located just 25 minutes from Lethbridge and close to Indian Hill Golf Course, this property is move-in ready and truly turn-key. Be sure to view the virtual tour and photos to see everything this acreage has to offer.