



GRASSROOTS
REALTY GROUP

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**5518 Township Road 120 Road
Rural Cypress County, Alberta**

MLS # A2260608



\$1,098,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,785 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	5.29 Acres		
Lot Feat:	Landscaped, Private		

Heating:	Electric, Geothermal	Water:	Co-operative
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-12-5-W4
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	A1-IDP, Agricultural Dist
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters		

Inclusions: 5kw Wind turbine and associated equipment (needs programming), 220v wiring in place for Hot tub (no hot tub), fridge, stove, dishwasher, microwave - BI, ceiling fan(s), window coverings, TV mount(s), heat/ cool system (FA and Hydraulics in basement and garage and DHW), UG irrigation, 2x sheds, security system on contract

You can have it ALL... Country living, 3km paved from the City. Fully developed 3339 sq.ft. beautiful, modern bi-level built ICF construction to the roof. Geothermal heated, City water. The home has 4 bedrooms, a main floor office, 3 full bathrooms and a triple garage. Infloor heating and efficient home. Massive Quonset - 50x120, as well as 2 sheds. A total of 5.29 beautiful acres of low maintenance, private, picturesque yard with a garden, fruit trees and grassland for any animals or hobbies. The possibilities are endless with this rare find!