



GRASSROOTS
REALTY GROUP

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**5313 45 Street
Taber, Alberta**

MLS # A2261994



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,957 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Natural Woodwork, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, 2 Garage Door Openers, & Remotes, Central A/C, U/G Sprinklers, Blinds, Curtains & Rods, Garage Heater, Pool Table & Accessories, Central Vac & Attachments

This home has been lovingly cared for, so much so, it's still got the original owners! Thoughtfully designed with the growing family in mind, this home offers a warm and inviting atmosphere. Upon entering, you'll be welcomed by the cozy charm of the main floor, where a comfortable family room with electric fireplace flows effortlessly into the beautifully appointed dining area and kitchen. The kitchen cabinets have been updated along with the appliances, windows, exterior doors, furnace, A/C and shingles. Dining with a crowd is made simple with the adjoining dining room plus the eating area in the kitchen with patio doors to the north facing deck. Just a few steps down from the main floor, the sunken sitting room offers a cozy retreat, complete with a bar for entertaining and a door that will lead you to the covered deck where you can enjoy the slow mornings while taking in the meticulously landscaped yard. This level also provides access to the attached garage, convenient main floor laundry, a 2 pc bathroom and an office or craft/hobby room with built in shelving for school work or a project. Upstairs, the home continues to impress with three well appointed bedrooms, a 4pc bathroom and 3pc ensuite with walk in shower. Adding even more value to this home, the fully developed basement provides additional living space. Currently set up as a family and games room area complete with an abundance of storage space and the utilities. The backyard is truly a highlight of this property. Expansive, fully fenced, and beautifully landscaped with underground sprinklers and a fire pit area. That's not the only highlight....this one is a most wanted one....the detached heated double garage, perfect for all the things the man of the home likes to do in the garage, fix, tinker, build things, do it all! With great neighbours, schools just blocks away, loads of parking, and endless charm, this

home is a must-see. Plan to visit!