



**GRASSROOTS**  
REALTY GROUP

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

**92008 Range Road 195**  
**Rural Lethbridge County, Alberta**

**MLS # A2262285**



**\$975,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.57 Acres		
<b>Lot Feat:</b>	Garden, Irregular Lot, Landscaped, Lawn, Pasture, Treed, Underground Sprinkler		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	18-9-19-W4
<b>Exterior:</b>	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	RA - Rural Agriculture
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, (Replacement) Washer, Dryer, Dishwasher, Microwave Hood Fan, Ceiling Fan(s), Garage Door Opener Remote(s), Ceiling Fan(s) Remote(s).

Have you been dreaming of living on an acreage close to Coaldale, AB? Take a closer look at this custom built 2023, 4 bedroom, 3 bathroom, bungalow, with a 28 x 32 double car attached garage, on 2.57 acres! Located 3 miles (5km) east of Coaldale, with only .75 miles (1.2km) of gravel, this home has everything you need for country living. Approaching the property, notice the semi mature trees, well landscaped yard and beautiful home. Come up on the, east facing covered, concrete patio and enjoy the countryside view of fields and blue skies. Enjoy every sunrise whether inside, or out here. Step inside and explore, leaving your shoes and worries behind. This custom home defines well-thought-out. The open concept living room and dining room, features a vaulted ceiling with pot lights and plenty of windows to let in a generous amount of natural light. It's large but still feels like home. Continuing the open concept, the kitchen features 4 Stainless Steel Appliances, modern lighting, a pantry/prep room, plenty of soft-close cabinets and a window facing the backyard to enjoy the sunsets. Beyond the living room are 3 bedrooms. The 1st bedroom is a good size with a walk-in-closet, the 2nd bedroom is a fair size with a large walk-in-closet and would make a fantastic office, project or baby room. Lastly, the primary bedroom is plenty large enough for a king suite of furniture and features a large walk-in-closet and an ensuite with double sinks and a large tiled step in shower. Moving across the home to towards the garage is a 4th good size bedroom with a walk-in-closet. Here you will also find the access to the basement, the laundry room and the 4 pc main bathroom. In the basement is a fully finished 3rd 4pc bathroom, 2 unfinished bedrooms, with walk-in-closets. There is also a cold room to be finished and a large area for a future family room. Heading out to the large

garage, there is plenty of room for 2 full size vehicles and some room to spare. Step out the garage backdoor to the back patio and enjoy the sunsets here, a fire pit, and a fenced wind break. The property also features a horse shelter, close to 2 acres of pasture, a cistern large enough to last 6-9 months, underground sprinklers, and a large garden with great soil. Come and see this beautiful acreage today, only a few minutes from Coaldale, with all the features of country living! It won't last long!