



**GRASSROOTS**  
REALTY GROUP

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**64-210044 Hwy512**  
**Rural Lethbridge County, Alberta**

**MLS # A2262733**



**\$1,280,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Front, Gravel Driveway, Insulated, Overs		
<b>Lot Size:</b>	2.77 Acres		
<b>Lot Feat:</b>	Landscaped, Pasture, Private		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Slate	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed	<b>Zoning:</b>	Group country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, No Smoking Home, Pantry, Separate Entrance, Tankless Hot Water, Vinyl Windows		

**Inclusions:** hot tub(as is), firewood, shed, Starlink satellite, dog house

A beautiful custom built bungalow that welcomes you with style and warmth. Situated on 2.77 acres there are panoramic country views from every window. Solid fir steps lead you into the large foyer with slate tiles. The warmth of spruce beams and a wood burning stove welcome you into the living room. The spacious kitchen has a coffee station, a seating nook and concrete counters that give ample work space. The pantry truly is a walkin pantry that can store food staples and kitchen appliances to delight any gourmet cook. An abundance of maple kitchen cupboards line the kitchen walls. Large dining room windows look out onto the deck and the fields behind the house. Next to the kitchen is the main floor laundry room and mudroom with custom built coat lockers. Then this area leads out to the 30x50 garage and workshop which is any man's dream space. Down the hall from the living room is a den, and 2 bedrooms with walkin closets. The primary bedroom opens out onto the deck and has a spacious ensuite with walkin closet. The lower level has a massive rec room that could accomodate any number of recreation tables. The media room that can easily seat 6-8 reclining chairs is ready for your family or friends movie nights. 2 additional bedrooms with large windows make them bright and inviting for family or guests. A 4 pc. bathroom, large storage room and flex room for exercise equipment/crafts, complete the lower level. The walk out basement makes access to the back yard and decks quick and convenient. The acreage has a firepit with a stack of firewood and lots of room for motorcycle track or horses. 2 decks line the back of the home to enjoy the sunshine for entertaining and barbecuing. A curved deck along the front of the home is a perfect place to curl up on a cushioned bench. A shelter belt of trees line the acreage on 3 sides. The convenience of City

water has been added for a worry free water source. With the acreage only being 10 minutes outside of the City it is convenient for all the City amenities without giving up your country lifestyle. It is on a quiet road with little traffic. Come and make this your country home. Quick possession is possible.