



GRASSROOTS
REALTY GROUP

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

103014 Range Road 165
Rural Taber, M.D. of, Alberta

MLS # A2262862



\$835,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,846 sq.ft.	Age:	1990 (35 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	7.49 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Other
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	20-10-16-W4
Exterior:	Cement Fiber Board, Stone	Zoning:	Group Country Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Central Air, Hot Tub, B/I Dishwasher, Stove, Fridge, B/I Microwave, 1 Garage Door opener with 1 Remote(Attached Garage), 2 Garage Door Openers with 1 Remote (shop), All Blinds/Window Coverings, Irrigation Equipment/watering system

Welcome to this stunning 7.49-acre property, ideally located just two minutes north of Taber with paved roads leading right to your door. Offering the perfect balance of rural serenity and everyday convenience, this acreage features a double attached garage, a spacious shop, and SMRID irrigation to keep the land lush and vibrant. The back pasture provides an excellent space for horses to graze or for your family to enjoy open outdoor living. Step inside and be greeted by a beautiful front entry with elegant French doors and sophisticated vinyl plank flooring that flows throughout. The sunken living room is filled with natural light and designed for both relaxation and entertaining. The gourmet kitchen showcases granite countertops, a central island, and seamless access to the dining area, which opens onto an L-shaped deck—complete with a hot tub tucked below for the perfect place to unwind. With three bedrooms on the main floor and three more downstairs, plus an office or playroom, there’s plenty of space for everyone. The home includes five well-appointed bathrooms, featuring a spacious primary suite with a four-piece ensuite and a walk-in closet. The main floor also offers convenient laundry and two additional four-piece bathrooms. Downstairs, you’ll find three comfortable bedrooms, including one with its own ensuite and walk-in closet for added privacy. Surrounded by mature trees and overlooking breathtaking views of the Old Man River, this property offers the ideal blend of comfort, space, and tranquility. If you have been waiting for the perfect acreage, this one is for you!