



GRASSROOTS
REALTY GROUP

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

1474 TWP314
Rural Mountain View County, Alberta

MLS # A2264170



\$1,995,000

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|------------------|-----------------------------------------------------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 3,139 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Front Drive, Garage Faces Front, Garage Faces Side, Gra | | |
| Lot Size: | 2.94 Acres | | |
| Lot Feat: | Few Trees, Irregular Lot, Low Maintenance Landscape, No Neighbours Behin | | |

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|--------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| Heating: | Boiler, In Floor, Natural Gas, Solar, Wood | Water: | Well |
| Floors: | Vinyl Plank | Sewer: | Mound Septic, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 29-31-1-W5 |
| Exterior: | Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame | Zoning: | CR |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |

Inclusions: The solar system can stay or the owners can remove it

THIS COULD BE YOUR NEXT HOME! And what an EXCEPTIONAL home this is!! This property has 2.94 acres and is located just north of Didsbury so it has GOOD PROXIMITY TO TOWN. NO EXPENSE WAS SPARED while building this since the owners meant to stay here long term-MANY HIGH END UPGRADES. Let's start in the house; you will immediately realize how special it is when you step inside. You will notice the SOARING VAULTED CEILINGS, open floor plan and HUGE WINDOWS allowing in lots of natural light and giving you INCREDIBLE, PEACEFUL VIEWS. The kitchen is a CHEFS DREAM with a huge dual surface island (quartz/butcher block) w eating bar, gas stove, large pantry, copious amounts of cabinets, plenty of workspace and a breakfast nook with access out to the covered, glass enclosed, concrete deck. This kitchen has enough space for the whole family to be in and is a great area for entertaining. There is a formal dining room with custom built in cabinets and the living room has a gas fireplace. And remember those views!! There is an expansive primary bedroom with access out to that deck, gas fireplace and it has an impressively large walk in closet. The ensuite has a large walk in shower, separate tub and double vanity with lots of drawers/storage. There is also in-floor AND electric heat, making it a comfortably luxurious place to get ready for the day. There is a secondary bedroom, a large office with custom built ins (which could serve as a third bedroom if need be), main floor laundry with sink/lots of storage cabinets, a boot/mud room with bench seating, main bathroom and an inviting entryway. Head down the spiral staircase into the fully developed basement and you will find MORE EXCEPTIONAL SPACE for the whole family. There is a huge family room with gas fireplace, a gym with mirror wall, a large modified jack & jill bathroom

with water closet and shower room, 2 OF THE LARGEST BEDROOMS YOU HAVE EVER SEEN, a large secured hobby room and a massive utility/mechanical room big enough to hold all of your food prep items. The basement has a walk out to the covered patio (w/rough in for future hot tub) and there is even consideration for a future elevator. This home has TRIPLE GLAZE TILT n TURN windows making them a breeze to clean and maintain. There is CENTRAL AIR, in floor heat on BOTH levels and there are MULTIPLE WAYS TO HEAT THIS HOME (gas, wood boiler, solar). There is EXTRA R VALUE and WALL ARE EXTRA THICK making this home very tight and VERY COMFORTABLE IN EXTREME TEMPERATURES. Head out to THE BIGGEST ATTACHED GARAGE YOU HAVE EVER SEEN and you will notice that you could easily park your 5th wheel inside (14' door) with all of your other vehicles. There is also IN FLOOR HEAT IN THE GARAGE and this is where the wood boiler is. You will have plenty of storage and workspace here to appeal to those who think a garage is more important than the house! There is a solar system that can stay or go. THIS HOME WILL TAKE YOUR BREATHE AWAY-CALL TODAY TO VIEW!!