



**GRASSROOTS**  
REALTY GROUP

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**255075 Township Road 215A**  
**Rural Wheatland County, Alberta**

**MLS # A2265877**



**\$999,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,874 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	None		
<b>Lot Size:</b>	16.73 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Native		

**Heating:** Boiler, Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Other

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan

**Water:** Well

**Sewer:** Septic System

**Condo Fee:** -

**LLD:** 31-21-25-W4

**Zoning:** AG

**Utilities:** -

**Inclusions:** n/a

Don't miss the CHANCE OF A LIFETIME to own this stunning 16+ ACRE PROPERTY near Carseland that is truly the stuff that dreams are made of... Perched high above the BOW RIVER VALLEY you'll enjoy SWEEPING PANORAMIC VIEWS of the RIVER VALLEY, WYNDHAM-CARSELAND & JOHNSON ISLAND PROVINCIAL PARKS as well as The ROCKY MOUNTAINS from every level of this custom built home. Ideally located to allow for BOTH SUNRISE AND SUNSETS VIEWS that will take your breath away every day. MATURE TREES AND RAISED GARDEN BEDS surround the 1744 sq ft home and there's plenty of room left for parking or to possibly ADD A GARAGE OR SHOP. There is even a CHICKEN COOP if you want to embrace your inner farmer. Inside you'll be wowed by the SOARING VAULTED CEILINGS and WALL OF WINDOWS showcasing your spectacular views. A STONE FACED GAS FIREPLACE provides both warmth and ambience. The living room is open to the spacious and well planned kitchen featuring GRANITE COUNTERS and STAINLESS STEEL APPLIANCES including a GAS STOVE. The spacious floor plan of this home accommodates LARGE SCALE ENTERTAINING yet has WARM AND INTIMATE AREAS FOR EVERYDAY FAMILY LIFE. 2 good sized bedrooms on this level are perfect as kids rooms or for guests. And you can't help but feel inspired as you work, study or create from home in the incredible CORNER OFFICE with a view, a 2nd gas fireplace and French doors. Imagine being able to step out onto the 10'x51' deck to enjoy your coffee break along with the splendour of your surroundings. On the top floor you'll find a PRIVATE AND LUXURIOUS OWNER'S RETREAT that encompasses the entire level. It's flooded with natural light and

includes a 3 pc ensuite as well as a huge walk in closet/dressing room. The WALK OUT BASEMENT is bright, sunny and open with a great sized recreation area as well as a large office that could easily be turned into a bedroom by adding a closet. A huge full bath and ample storage complete this level. Step outside to find the COZY AND WELCOMING STAMPED CONCRETE COVERED PATIO that is protected from the elements on 3 sides extending your patio season and perfectly framing your RIVER VALLEY VIEW. This is the perfect place to relax and unwind with family and friends over a morning coffee or evening glass of wine. A COZY GAZEBO AREA WITH NATURAL GAS FIRE-PIT provides yet another oasis in the INCREDIBLE OUTDOOR LIVING this home provides. Down a small slope is the ultimate surprise - a COZY AND RUSTIC 1 BEDROOM CABIN with an adorable front porch, KNOTTY PINE SHIPLAP interior, a KITCHENETTE, small bathroom and COZY ELECTRIC FIREPLACE. Your kids, grandkids and guests alike will fall in love with this SECLUDED LITTLE HIDE OUT. As you spend your days in the SERENE AND TRANQUIL surroundings where you can fish, canoe, explore the trails on foot or by ATV not to mention come face to face with local wildlife it will be hard to believe you are still an easy commute to Calgary, Carseland and Strathmore. It really is a rare opportunity to have the BEST OF BOTH WORLDS.