



**GRASSROOTS**  
REALTY GROUP

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**570 27 St**  
**Fort Macleod, Alberta**

**MLS # A2268323**



**\$610,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,903 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Underground Sprinklers		

<b>Heating:</b>	Central, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other	<b>Zoning:</b>	Residential-R
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Shed in backyard

Welcome to this pristine, custom-built home on a beautifully landscaped corner lot in the historic town of Fort Macleod, known for its friendly historical community and scenic walking and biking trails. Less than a hour to the mountains, with nearly 1,900 sq ft above grade, this home offers quality craftsmanship and thoughtful updates throughout. The open main floor features a stunning stone gas fireplace and a bright, welcoming layout. There are four spacious bedrooms and three bathrooms, including a primary suite with a soaker tub, steam shower, and large vanity. The home's solid construction includes an ICF block foundation, Hardie Board siding, in-floor heating in the basement and large double attached garage. Recent improvements include a brand-new hot water tank, new circuit board in the furnace, new washer and dryer, and a freshly painted fence, just to name a few! Enjoy the covered back patio, underground sprinklers, and fully landscaped yard—all showcasing the care this property has received. Additional upgrades from the past year are detailed on the improvements sheet. This is a move-in-ready home combining comfort, efficiency, and Fort Macleod charm. Contact your favorite REALTOR® to book a showing!