



GRASSROOTS
REALTY GROUP

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75061 Range Road 205
Rural Lethbridge County, Alberta

MLS # A2273676



\$939,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,855 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.64 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	Other
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer & dryer, (as is), window coverings, wall mount A/C, garage door openers and remotes, microwave and hoodfan, irrigation pumps and pipes, all sheds and shelters

Looking for that property with country charm, beautiful views AND close to Lethbridge? Look no further than 75061 Range Road 205! This amazing acreage boasts 3.64 acres of land and a gorgeous home. As soon as you step inside, you'll notice big windows that will allow tons of natural light in with a view of the mountains that is sure to catch your eye. The open floor concept plan is perfect for the whole family as there is tons of room to spread out. The kitchen set up very practically for creating nightly meals and the attached dining room area has plenty of room for family and guests. The living room is airy and cozy and will be perfectly for relaxing after work days. The primary bedroom can be found on the main level and it features a walk-in closet and a 4pc ensuite. There are two more bedrooms on the main level as well as another 4pc bathroom, an office and laundry room. You also have access to the attached heated double garage from here. Moving downstairs, you have a sizeable family room perfect for family movie nights, another bedroom, and another 4pc bathroom. The crawl space is a perfect storage room as well. Outside, it is set up for all your farm critters, whether it be a couple horses, chickens, pigs or cows, the pens and shelters are in place. The yard is tastefully landscaped with views and space for your family to enjoy. This amazing property has everything you'd ever need or want and it won't last long! Contact your favourite REALTOR® today!