



GRASSROOTS
REALTY GROUP

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14115 Township Road 544
Peers, Alberta

MLS # A2279403



\$484,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,008 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	5.02 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Wood Stove
Floors:	Carpet, Laminate, Tile
Roof:	Metal
Basement:	Full
Exterior:	Mixed, Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Chandelier, Sump Pump(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	23-54-14-W5
Zoning:	RD
Utilities:	-

Inclusions: None

The Perfect Hobby Farm with Stunning Style Throughout Artistically renovated, this exceptional 4-bedroom home is the perfect blend of modern comfort and timeless charm—truly worthy of Home & Style magazine. From the moment you enter, you’ll appreciate the thoughtful design and quality finishes throughout. Enjoy expansive new triple-pane windows that flood the home with natural light, complementing the stylish farmhouse kitchen complete with a custom corner pantry, soft-close cabinetry, multiple banks of drawers, and a special-edition central vac kick dustpan. The peninsula features a built-in wine fridge and opens seamlessly to the dining area—perfect for entertaining. The spacious primary bedroom offers private access through new sliding doors to a covered deck featuring two custom-built hanging swings. On the opposite side, an oversized walk-through closet—the size of a small bedroom—delivers a charming antique-inspired design. The stunning bathroom is meticulously finished with an antique vanity, tiled shower with built-in niche, and in-floor heat. The south-facing covered deck, recently completed, includes maintenance-free railings, a gas hookup, two swings, and two sets of patio doors connecting directly to the home—an ideal outdoor living space. Down the open staircase, the lower level welcomes you to a second living room where you can cozy up and enjoy wood heat. This level also includes three additional bedrooms, a laundry room with built-in riser, an extra walk-in closet, additional workspace, and a well-equipped utility room. Additional features include: • Durable tin roof • 75-gallon hot water tank (6 years old) • High-efficiency furnace (6 years old) • Updated plumbing and filtration systems Set on a 5+ acre parcel, this property is ready for horses and more.

The land includes a chicken coop, fenced pens, mature trees, sheds, a new wide cement walkway, and a new covered front deck—perfect for enjoying peaceful country living.