



**306023 92 Street E
De Winton, Alberta**

MLS # A2288514



\$1,565,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,543 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	9.34 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-21-28-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

9.34 stunning acres on a hill with views of the river valley. This lovely walkout bungalow has three bedrooms up with two full bathrooms. Open living includes luxury items like quartz countertops in the kitchen, hardwood/cork/travertine floors throughout with a heated floor in the ensuite and downstairs bathroom. All closets in the house have Closet maid fully adjustable wire shelving systems. A cozy wood-burning fireplace for those chilly winter nights is a bonus. The basement has a separate private entry for extended family as well as access through the house. Multiple decks on this property allow you attain the full experience of outdoor living in the peace of the country. This property is the perfect horse set up….with multiple paddocks for rotational grazing. Two horse shelters, and multiple waterers which may be turned on or off from the house. Large barn/shop (32'x40') with approximately 120'x 80' grass arena. The water is from a well which was rated at 10-12gpm. The triple car garage completes this gorgeous property. The new owner will benefit from regular maintenance on this property which includes a new roof on house/garage and hot water tank in the last few years. The immaculate home is located 15 minutes to Calgary or Okotoks on a quiet cul-de-sac just North of the Saskatoon Farm in the hamlet of Davisburg. It is located on a school bus route servicing Heritage Heights and Okotoks schools.