



**124026 591 Township  
Rural Woodlands County, Alberta**

**MLS # A2294027**



**\$805,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,596 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Garage Door Opener, Gravel Driveway, Heated Garage, Triple Garage Attach		
<b>Lot Size:</b>	7.51 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-59-12-W5
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	Cr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Sewer, Water
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This stunning home sits on over 7 acres in a park like setting . You’ll admire the exterior appeal, landscaping with dozens of trees planted , garden (20x30) back covered deck, triple heated, attached garage PLUS a 30x40 SHOP with 16 foot walls! Plenty of upgrades Including air conditioning, RV dump and plug in, triple pane windows, interior walls are all insulated. Beautiful grand entrance into this gem- with plenty of wow factor. Open concept living area, plenty of sunlight pours into this home with so many windows! You will fall in love with the classy touches this home has to offer from the carefully chosen wall colour to the beautiful glass knobs that add a little bit of elegance to this home. A lot of attention to detail on this one and pride of ownership. The garden doors just off the dining area lead to your covered back deck for those summertime BBQ’s! The kitchen offers plenty of new cabinetry, upgraded appliances, quartz countertops with an apron sink~so many exquisite details~ a pantry for storage and an island making meal times easy in this home! The huge primary bedroom also has a door to the deck, as well as a beautiful en-suite complete heated jet tub, and plenty of counter space, and extra closet space. Life is simple here with main floor laundry as well! The basement layout on this is perfect with a large family room , 2 bedrooms, large bathroom and a flex room. Almost 1600 square feet ! Everything was thought of for this stunning home . Besides owning a stunning, peaceful acreage you also get absolutely breathtaking views!