



**926 Newcastle Trail
Drumheller, Alberta**

MLS # A2296199



\$424,900

Division:	Newcastle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,178 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Gentle Sloping, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	ND
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: shed, tarp structure, window coverings, light fixtures, garage door opener and remote, Murphy bed in bedroom, sauna (as is, not working)

Their dream home is up for sale. This was the home they imagined and built - incorporating all their ideas and features of homes past. And now, it's an opportunity for someone new! Built in 2004, this home was built using ICF forms so it's very efficient and extremely quiet inside. When you walk into the home, there is a sizeable foyer and then you're greeted by the warmth of the fireplace in the great room. The kitchen and dining room were built for entertaining, and you can easily seat 10-12 for dinner. The walls are 8' high and the whole living area is vaulted. This home features a walk out basement - with 2 large bedrooms and a family room. One of the rooms even comes with a Murphy bed. The backyard is very unique and deer are frequent guests. It's close to many paths, the dog park, and Newcastle Beach access. For your vehicles, there is a separate driveway perfect for RV parking, a tarp shed for storing a boat or whatever, and the garage is heated and offers a small storage loft and workspace below. This home was thoughtfully designed and needs to be seen to be appreciated.