



**85 MICHICHI Drive
Drumheller, Alberta**

MLS # A2297129



\$615,000

Division:	North Drumheller		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,609 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.67 Acre		
Lot Feat:	Landscaped		

Heating: Electric, Fireplace(s), Forced Air, Natural Gas

Water: Public

Floors: Laminate, Linoleum

Sewer: Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco

Zoning: ND

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum

Inclusions: Play centre, shed

Too many features to list in this one-of-a-kind custom bungalow, perfectly situated on a beautifully landscaped 0.61 acre lot right in town! From the moment you step inside, you'll notice the pride of ownership and thoughtful details throughout. Enjoy the spacious open floor plan, ideal for entertaining, with seamless flow to your oversized, partially covered, maintenance-free deck—accessible from both the kitchen and the primary suite. Whether you're hosting a BBQ or enjoying a quiet morning coffee, this outdoor space is a true extension of your living area. The great room is a showstopper with soaring 12' ceilings and wired-in surround sound, creating the perfect setting for movie nights or gatherings. The interior walls and basement ceiling feature sound-reduction insulation for added comfort and privacy. Warmth and efficiency go hand-in-hand here, thanks to in-floor heating and two cozy fireplaces. The expansive backyard is fully equipped with an underground sprinkler system, keeping your lawn lush with minimal effort. This home must be seen to be fully appreciated—custom built to last a lifetime, and a peaceful in-town setting make it a rare find!