



**13, 74041 Township Road 712
Dimsdale, Alberta**

MLS # A2297363



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,653 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	2.82 Acres		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Neighbours Behind		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-71-7-W6
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This stunning Bungalow on 2.8 acres, offers a harmonious blend of functionality and style. The heart of the home is an expansive open-concept area combining the kitchen, living, and dining spaces. The gourmet kitchen boasts white cabinetry, granite countertops, a large island with seating, and high-end stainless steel appliances. Natural light floods the space through multiple windows, enhancing the airy ambiance. The living area features a striking stone fireplace with a mounted TV, creating a cozy focal point. Dark hardwood floors throughout add warmth and contrast to the predominantly light color scheme. A dedicated office space, complete with built-in shelving, provides a productive work environment. The primary bedroom, offers ample space and includes an ensuite bathroom with a freestanding soaker tub, separate shower, and dual vanity. The second bedroom is equally well-appointed. Both full bathrooms showcase modern fixtures and finishes. Additional highlights include a separate main floor laundry area, multiple storage solutions, and stylish lighting fixtures throughout. The home's design emphasizes comfort and practicality while maintaining a contemporary aesthetic, making it an ideal space for both relaxation and entertainment. Your fully developed basement features in-floor heat, a functional bar area, a flex room that works as a gym currently but could be an additional bedroom to the 2 bedrooms, 1 bathroom and pool table and TV area! On top of all the outdoor space, you have a 3 tiered deck, firepit area, 50 x 8FT trees were planted last year. You also have RV parking with a sewer dump pipe beside the garage! This home has everything your family needs & more! Look NO further!!