



**80061 Range Road 205**  
**Rural Lethbridge County, Alberta**

**MLS # A2302070**



**\$1,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,558 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.39 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Co-operative
<b>Floors:</b>	Hardwood, Slate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Bar Fridge, Built-In Freezer/Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Induction Cooktop, Microwave, Washer and Dryer, All window coverings including curtains, rods and blinds, Ceiling Fan, Central Vacuum/Attachments, TV Brackets, Garage Door Opener, Pergola on back deck, Shop Furnace, Irrigation Equipment for yard

Live, work, and raise your family just minutes from Lethbridge. This 2.39-acre property is located only 5 miles from the city on a paved road right to your doorstep and serviced with city water&mdash;offering the ideal blend of convenience and country living. Surrounded by mature trees and wide-open space, this is the setting buyers are looking for, with plenty of room for kids to run, entertain, and enjoy the outdoors. The 1,558 sq. ft. bungalow has been well cared for and thoughtfully updated over the years. The fully renovated kitchen is a standout, featuring extensive workspace, gorgeous granite countertops, double ovens, a stainless steel side-by-side fridge/freezer, white farmhouse sink, slate & hardwood flooring, and updated lighting. Vaulted ceilings and large windows fill the home with natural light while showcasing views of Chief Mountain! The main floor offers three bedrooms, including a spacious primary suite with a walk-in closet and an updated ensuite featuring a large custom glass walk-in shower and additional storage. A dedicated office space includes a built-in desk and a beautiful wood barn door. The main bathroom has also been updated and includes a large tub/shower. Just off the kitchen, a sheltered side deck overlooks the yard and mature trees. Finished with composite decking, a pergola, and a gas line, it&rsquo;s an ideal space for outdoor living and entertaining. The fully developed basement is designed for entertaining and functionality, featuring a stylish bar area with black leathered granite, bar sink, a large family room, games area, two additional bedrooms, a full bathroom, and a massive laundry/storage room with a second access door to the oversized heated 27&rsquo; x 31&rsquo; garage. The garage also includes an air compressor with hose line for added convenience. This property also presents an excellent live/work opportunity. With an established

business currently operating on-site, there is potential for future approval for a business. The heated shop offers 1,174 sq. ft. plus an additional 394 sq. ft. mezzanine, complete with overhead doors—ideal for trades, storage, or hobby use. Additional features & updates include access to St. Mary’s irrigation and water co-op, septic system with field, and moveable irrigation pipes, roof (2016), furnace (2018), and hot water tank (2019). This is a rare opportunity to own a versatile acreage that truly checks all the boxes—space for your family, proximity to the city, and the flexibility to work from home.