



124025 Range Road 214  
Picture Butte, Alberta

MLS # A2302760



**\$859,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,661 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Pasture, Private, Seasonal Water, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Wood, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	28-12-21-W4
<b>Exterior:</b>	Cement Fiber Board, ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	ag
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

If privacy, space, and the conveniences of town are what you are looking for, this is it! Only 3 miles off pavement, this sprawling bungalow features 2,661 sq. ft. of main-floor living space and a spacious, double-attached heated garage, plenty of room for a growing family. As you enter, you are greeted by a porch area with a generous storage closet and a convenient half-bath down the hall. The large, open kitchen features a massive island and an abundance of cabinetry and pantry space, making it perfect for the home chef. The living area is open and bright, boasting massive south-facing windows and a wood-burning fireplace that creates a perfect gathering spot. From here, you have direct access to a patio with a pergola, offering gorgeous views of the valley and the creek running by the yard. Down the hall, you will find a three-piece bath and a dedicated laundry room. An extra-wide hallway leads to three bedrooms plus the master suite. The spacious master bedroom features a luxurious ensuite with a jetted tub, a fully tiled shower, and a walk-in closet with ample storage. Outside, the roomy yard with your own creek frontage features well-established landscaping, mature trees, plenty of space for the garden of your dreams, and pasture for animals, and also an option to rent extra pasture (possibly up to 22 acres). There is also ample room to build a shop for equipment and hobbies. For the outdoor enthusiast, McVinnie Trout Pond is less than a mile down the road, perfect for a quick fishing trip. Come take a look and imagine your life on this quiet acreage! Please note, the acreage is in the process of being subdivided out of SW-28-12-21-4.