



**18 205010 Range Road 145**  
**Rural Newell, County of, Alberta**

**MLS # A2019167**



**\$675,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,118 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking		
<b>Lot Size:</b>	2.03 Acres		
<b>Lot Feat:</b>	Back Yard, Gazebo, Front Yard, Lawn, Irregular Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, See Remarks
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Full	<b>LLD:</b>	31-20-14-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Water At Lot Line, Natural Gas

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Range (As-Is), Master Bedroom Set (1 Bed, 2 End Tables, 1 Dresser, 1 TV Stand), Built-in Office Desk, Radiant Heater in Garage, Work Benches In Garage

Don't miss your chance to own this stunning craftsman home on 2.03 Acres nestled in the heart of Newell County! This luxury, craftsman home has great living setups on both levels! The property boasts 3 Bedrooms | 2.5 Bathrooms | 2 Office/Den Spaces with A HEATED TRIPLE CAR GARAGE! This Dahl built home has so many details and upgrades you have to see it in person to appreciate the thought and detail that went into creating this one of a kind space! The kitchen is a chef's dream with high end custom wood cabinets, spice racks, pull-outs, high end appliances and imported granite counters. There is tons of outdoor space including a firepit area, a patio, covered front porch, a front balcony, rear deck and sunroom. The primary retreat has its own 5 PC Ensuite, Huge Walk In Closet and an adjacent office with custom built-in double desk. WOW! You are located only a couple of minutes outside Duchess where there is a K-12 School, Large Indoor Skating Arena, Curling Club, Grasslands Indoor Soccer Centre, a Hair Salon, Convenience Store and Gas Station, Post Office, Car Wash, Automotive Shop, ATB Financial, Restaurants and Bar. This property is also less than a 5 minute drive to the Duchess Golf Course; less than 20 minutes to Brooks; 20 minutes to Dinosaur Provincial Park; 30 minutes to Kinbrook Island Park and Lake; and just over an hour to Medicine Hat. Call your favourite agent and have them set up a private showing today!