



GRASSROOTS
REALTY GROUP

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77314 RR 214
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2061199



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,262 sq.ft.	Age:	1967 (57 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	12.50 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl	Sewer:	Pump
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	20-77-21-W5
Exterior:	Vinyl Siding	Zoning:	AGRICULTURE
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Open Floorplan, Pantry, Recessed Lighting, Storage		

Inclusions: n/a

Welcome to your dream home, nestled on a picturesque 12.5-acre acreage. This stunning property boasts a beautifully renovated house with a thoughtful layout, offering 3-bedrooms, 3-bathrooms, and a charming 3-season living area. Upon entering, you'll immediately appreciate the seamless integration of the dining, living, and kitchen areas, creating a spacious and inviting atmosphere through the open-concept design. Abundant natural light fills the interior through large, bright windows, providing a warm and cheerful ambiance. For your comfort, the house is equipped with air conditioning to help you escape the summer heat. The kitchen is a chef's delight, featuring ample counter space, plentiful cabinet storage, and custom built-in storage for enhanced functionality and organization. The primary bedroom is a serene retreat with an ensuite bathroom featuring a double vanity and shower. Venturing downstairs, you'll discover a spacious basement area, ideal for entertaining or enjoying cozy winter evenings. A charming wood-burning fireplace adds warmth and charm, serving as an inviting focal point. Additionally, the basement features a bedroom, a 3-piece bathroom, a cold storage room, and a large storage area, providing ample space for all your belongings. One of the highlights of this home is the delightful 3-season room, accessible through elegant French doors. This serene space offers an idyllic setting for unwinding, hosting gatherings with friends and family, or simply enjoying the beauty of nature. Outside, the property boasts several outbuildings, including two large metal-clad shops, perfect for tool storage or pursuing hobbies. The property also features a variety of perennials, trees, and fruit trees, creating a picturesque landscape that embraces nature's beauty and brings the joy of colorful blooms, shade, privacy, and homegrown fruits. A

well-established garden area awaits your green-fingered touch, providing the perfect opportunity to cultivate fresh produce. A greenhouse and shed on the property offers extra storage and gardening opportunities, while a screened-in house safeguards plants from pests and allows for an extended growing season. The tranquil dugout adds a peaceful water feature to the landscape, while a zen/rock garden enhances the serenity and visual appeal of the outdoor space, creating a true oasis. With its open-concept layout, abundant natural light, modern amenities, and extensive outdoor features, this home on 12.5 acres offers the perfect blend of comfort, functionality, and natural beauty. It's a sanctuary where you can relax, entertain, and embrace the joys of country living.