



**152081 Range Road 222**  
**Rural Vulcan County, Alberta**

**MLS # A2082027**



**\$889,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,500 sq.ft.                     | <b>Age:</b>   | 1965 (59 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | None                             |               |                   |
| <b>Lot Size:</b> | 4.57 Acres                       |               |                   |
| <b>Lot Feat:</b> | Lake, Lawn, Secluded             |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 14-15-22-W4

**Zoning:** CR

**Utilities:** -

**Inclusions:** Golf Simulator is negotiable

Lake view and acreage living at its finest !This acreage is nicely situated and one of a kind with true birds eye view of Little Bow Resort and surrounding area! This home was moved onto its new foundation in 2006 and underwent extensive renovations. In 2022 the home had approximately \$200k extra in renovations completed including doors, windows ,Hot water tank, A/C, Grand Front Entrance w/ Fir Caps and Pine beam combined with the distressed barn wood wainscoting truly does make this country home feel unique. All of the craftsmanship has been professionally done by a reputable local contractor and shows from the moment you open the door. Lots of square feet with 3 bedrooms and a nice 3 piece en suite attached with the primary all on the main level. Open kitchen w/ dining area and large attached wrap around deck with breath taking view of the lake and country side. Cozy living room w/ wood burning stove makes for the perfect place to relax and unwind. Walk out basement is complete with a large family room / games room which is ideal for entertaining. Two more good size bedroom s complete this level which is perfect for teenagers or guests. Walk out side and look down to the lake as the property is approx. 100' higher in elevation. Worry free water supply as this acreage is on the Water CO-OP and has its own 5000 gallon cistern w/ own separate heated shed. Three manual irrigation zones to help keep the yard green and trees growing. Needing room to park the RV, Boat, trailers, toys and vehicles? The shop is 60' x40' and has a 18' x 20' overhead door as well as a 10'x 12' overhead door. Plenty of room to park and store your belongings as well as work on various projects. If GOLF is you sport and you want to practice your skills or play a round with out leaving home then you will love the Golf Simulator where no tee times are required! If

you were thinking is possibly anything more.....there is! There is an attached lean two on the shop measuring 14' x 60' which is too convenient and easy to use and keeps everything dry and out of the elements. Weather its a day of water skiing, fishing, hiking, camping or golfing it is all here in your backyard. Pavement is darn near to your doorstep and you truly will fall in love with this one of a kind sought after property. Book your private viewing today and see what is waiting for you!