



**48 Villa Vega Acres**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2104074**



**\$1,350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,641 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Boat, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access		
<b>Lot Size:</b>	3.41 Acres		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Private		

<b>Heating:</b>	Boiler, Combination, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	18-7-2-W5
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Second washer & dryer in the attached garage.		

Gorgeous mountain views? A stunning Erickson-built home? Privacy? Main floor living at its finest? If this sounds like your wish list, this is a must-see! Located on 3.41 acres, this property has beautiful, low maintenance landscaping that fits into the surroundings perfectly. The main level boasts 2,641 square feet of living space with vaulted ceilings, large windows and an open concept living area, perfect for entertaining. The kitchen is every cook's dream with granite countertops, island, two ovens, huge smart fridge, gas stove and a wine fridge to top it off. Your guests or family can sit at the bar to keep you company (if they aren't helping in the kitchen &ndash; there's so much room!). For those times where you are looking for a more elegant setting, the dining room has beautiful views and can easily accommodate everyone. A large gas fireplace in the living room provides added warmth & ambience, and transom windows throughout are a beautiful touch, letting even more natural light into the rooms. The primary bedroom has large windows for you to take in the surroundings, access to the patio, and a truly dreamy ensuite with a double vanity, soaker tub, walk-in closet, and huge, beautifully tiled, walk-in shower. A second bedroom, a two piece and a three piece bathroom, office and laundry room finish off the main level. The walk-out lower level is fully finished with 10' ceilings, cork flooring, a huge family room, two more bedrooms, a three-piece bathroom, and extra storage. There is a perfect area to add a theatre room down here! There is also great potential for a mother-in-law or caregiver suite down the road. The large concrete deck can be accessed from the kitchen or the primary bedroom, has amazing views to the west & north (we have a great video taken this fall as the leaves were changing colour - let us know if you want to

see it!), a wood burning stone fireplace with gas ignitor, and a second hookup for your gas barbeque. The star gazing out here is second to none! A double attached garage, and separate single attached garage (all with in-floor heat), plus tons of gravel parking outside means you have room for all your vehicles and toys, whether that means cars, trucks, boats, RVs, ATVs or all of the above! Not only can you call this beautiful property home, but it's only 20 minutes from Castle Mountain Resort, 15 minutes from the Crowsnest Pass, and 1 hour from Fernie - such quick, easy access for all your outdoor pursuits! As soon as you drive up to this home, you can feel the quality and care that has gone into it. Call your favourite Realtor today to book a showing. You will not be disappointed!