



15, 94046 HWY 843
Rural Lethbridge County, Alberta

MLS # A2117044



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,890 sq.ft.	Age:	2013 (11 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Gravel Driveway, Heated Garage,		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Underground Sprinkler		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	Cistern, Public
Floors:	Carpet, Ceramic Tile, Marble	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Group Country Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: hot tub, wooden tree house, projector & speakers in theatre room, all window coverings, r/o filtration system, 3 garage door remotes, fire pit, garage heater.

BEAUTIFUL CUSTOM BUILT BUNGALOW HOME on TWO ACRES just 4 km north of the City with MUNICIPAL WATER! This home has over 5800 square feet of living space and has EVERYTHING YOU WOULD WANT! 6 bedrooms(plus office), 3.5 bathrooms, 2 laundry rooms, theatre room, full bar, exercise room, Hot tub room, and so much more! The oversized attached TRIPLE CAR HEATED GARAGE is 44x30! It's conveniently attached to the mudroom and a 2 piece bathroom, which joins to the GRAND KITCHEN. Kitchen shows off CRYSTAL CHANDELIERS, HUGE ISLAND, GAS STOVE, GRANITE countertops and a LARGE PANTRY that will fit everything you need for this large kitchen! VAULTED CEILINGS throughout the Kitchen, Dining Room and Living Room with a lovely 3-sided FIREPLACE detailed with floor to ceiling stone work. A LUXURIOUS PRIMARY BEDROOM RETREAT includes a MASSIVE 6 piece ENSUITE with 2 person LARGE JETTED TUB AND 2 PERSON WALK-IN SHOWER. Primary bedroom also has a massive WALK-IN CLOSET WITH CUSTOM SHELVING and a PRIVATE DECK where you can enjoy your morning coffee or evening night cap. A true Oasis. Main floor also includes two more LARGE BEDROOMS with WALK-IN CLOSETS and a main floor laundry room. Tiled flooring has IN-FLOOR HEATING throughout the home. MASSIVE basement has 9 FOOT HIGH Ceilings with a LARGE WET BAR that is the size of most homes Kitchens! Basement includes 3 BEDROOMS along with a LARGE OFFICE with built-in Cabinets for Storage. Family Room has room for a pool table, ping pong table, or any other tables you might have! The Theatre Room has a 110" SCREEN & THX CERTIFIED SURROUND SOUND OPERATED BY THE CONTROL 4 SYSTEM. Control 4 system connects to all A/V equipment in this home. Adjacent to theatre

room is a private EXERCISE ROOM that could also be used as a play room or storage. One of the best parts of the basement is the HEATED HOT TUB ROOM that is completely enclosed with CEDAR. A SPA AT HOME! The ENTIRE YARD is surrounded by MATURE TREES and a fence surrounding the backyard. The yard was professionally developed and well planned out. A POURED concrete RV pad with full hookups and a firepit area is also in the yard for your own RV or when family/friends visit. UNDERGROUND SPRINKLERS and LIGHTING, GRAVEL PLAY AREA, TREES, WALKWAYS with beautiful brick pavers and large raised flower beds. A detached 20' X 17' SHED/SHOP with single garage door can store your tractor, lawn mower, and all of your garden tools. Under the Primary Bedroom deck there is more covered space for more outdoor storage! A 43 foot long Dog Run is conveniently located behind the garage and accessed by a man door. Utility room even has a separate panel hooked up to generator so the important plugs are covered in the event of a power failure! This home was designed with large family in mind and checks off all the boxes. Call your Realtor today!