



GRASSROOTS
REALTY GROUP

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3001 10 Street
Didsbury, Alberta

MLS # A2120781



\$4,495,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,317 sq.ft.	Age:	1999 (25 yrs old)
Beds:	7	Baths:	3 full / 3 half
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Electric Gate, Enclose		
Lot Size:	47.50 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Lawn, Landscaped, Many Trees, Private, Views		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	20-31-1-W5
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Elevator - Roughed In

SPECTACULAR 47.5 ACRE PROPERTY located right in the DIDSBURY Town LIMITS w/an AIR/CONDITIONED 5300 Sq. FT. Developed ONE + HALF, 2 STOREY COUNTRY Western Style Home w/Covered 68' X 8' Porch, 9' Ceilings, 7 Bedrooms, 5 Bathrooms (1 Bathroom in Quonset=6 Bathrooms on Property!), a Spacious Kitchen w/OAK CABINETRY, TILE BACKSPLASH, CORNER PANTRY, ISLAND w/COOKTOP, + BREAKFAST NOOK, GRANITE COUNTERTOPS. There is a Formal Dining room, a Main Floor Primary Bedroom w/4 Pc EN-SUITE incl/HEART SHAPED TUB, + STEAM SHOWER, as well as a WALK-IN Closet. The Large Living room has a Gas F/P, also is an INCREDIBLE Multi-User HOME OFFICE w/the WORKING PROFESSIONALS in MIND w/it's very OWN exterior ACCESS, + a 2 pc bath, + FIBRE OPTICS TECHNOLOGY in this HOME. A Spacious Mud room + 2 pc bath complete the main floor, + leads to the 4 CAR HEATED/FINISHED GARAGE. There are 3 Spacious Bedrooms up, w/a 4 pc main bath, a Vaulted Ceiling to below, + PLAY NOOK complete the Upper Floor. The WALK OUT Basement comes w/3 Bedrooms, 2 w/LARGE WALK-IN Closets, a FAMILY Room, a RECREATION room, 4 pc bath w/JETTED TUB, a HUGE LAUNDRY room, a Spacious UTILITY room w/COLD room, + IN-FLOOR HEAT. Check out the A M A Z I N G DECK'S, w/2 PATIO'S. There is a LARGE PRIVATE FIRE PIT area w/BENCH SEATING. The Expansive OUT BUILDINGS consist of a 98'9" X 68'10" HEATED SHOP w/its "OWN" LAUNDRY + a 2 pc BATH, MEZZANINE, an additional TENT/QUONSET 71'8" X 40', 5 STALL 79' X 39' BARN/SHOP w/TACK room, + Storage room, 6 HORSE SHELTERS, 3 PADDOCKS, 2 SHEDS, HEAVY DUTY PROFESSIONALLY Paved Drive Way, SECURE Gated Entrance, BEAUTIFULLY

TREE'D LOCATION, + GRAZING Field to hold Your Cattle or Horses, all Located in the TOWN of DIDSBURY CITY LIMITS on an ACREAGE. Schools are close by in DIDSBURY, + OLDS. It has access off the QE2 (approx 5 min drive). Options GALORE w/an AMAZING EQUESTRIAN SET UP w/MANICURED YARD. This "LIFESTYLE" sought after PROPERTY is sure to IMPRESS even the most DISCRIMINATING of BUYERS w/ALL it has to OFFER. All this + ONLY APPROXIMATELY 40 MINUTES to the YYC Airport. You really need to put this "ONE" on your "MUST SEE" LIST!!!