



**GRASSROOTS**  
REALTY GROUP

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**13 Grasslands Road**  
**Rural Taber, M.D. of, Alberta**

**MLS # A2125684**



**\$849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	1.37 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Group Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Hot tub, shed, play structure, window coverings, desk in shop office

Just a stones throw from the Town of Taber is this amazing acreage with so much to offer! If you have been dreaming of acreage life, or are thinking of moving in off the farm, this is the place! From the moment you walk in the door of this 1550 sqft bungalow, you will soon realize this home has everything you are looking for. A warm and welcoming front entrance leads into the large open concept living/dining/kitchen area that includes a gas fireplace, vaulted ceilings, a beautiful custom kitchen with quartz counter tops, cabinets to spare, and large windows that give you tons of natural light. You will find true main floor living in this home, as the main floor also includes a private primary bedroom with beautiful 5 piece ensuite, another bedroom/office, a full bathroom and main floor laundry. If you still have kids at home, or need space when they come back to visit, the basement hosts 3 additional large bedrooms (2 with walk in closets), another bathroom and a family room! Attached to this beautiful home is a very large double attached garage that has room for 2 vehicles plus space for all your extra odds and ends. But if the attached garage doesn't have enough space for you, the detached shop surely will! The shop on this acreage is nearly 1100sqft, is fully insulated, heated, has OSB interior walls, has an office and it's own bathroom! It also has its own 100 amp electrical panel, so you can set up the perfect hobby workshop that you've always dreamed about. There is lots of room on the 1.37 acre site for parking your camper or trailer, and most of the landscaping is done including a number of trees including fruit trees! Make sure you check out this great acreage!