



103, 190014 12 Street W
Rural Newell, County of, Alberta

MLS # A2127475



\$799,000

Division:	West Land Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,644 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Parking Pad, Triple Garage Att		
Lot Size:	0.49 Acre		
Lot Feat:	Back Yard, Gazebo, No Neighbours Behind, Landscaped, Underground Sprin		

Heating:	In Floor, Fireplace(s), Forced Air, Zoned	Water:	Public
Floors:	Carpet, Stone, Tile, Wood	Sewer:	Septic Field
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-19-14-W4
Exterior:	Brick, Stucco	Zoning:	Res-Acreage
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Gazebo & Hottub		

Don't miss this opportunity to find your forever home in the highly sought after 'Westland Acres' subdivision. Experience acreage living with the convenience of nearby amenities. As you walk up to this traditional 2-story, 3-car garage custom built home on a 0.49 acre lot, you're greeted by a stunning wrap-around veranda. This home has ample space to grow into with 2,644 sq ft of living space plus 1,483 sq ft in the fully developed basement. Kitchen features include: Viking high end refrigerator, built-in microwave, oven and a warming drawer, gas countertop stove, granite countertops, kitchen island with sit up bar, walk-in pantry and custom made maple wood cabinets. Off of the dining area there is a spacious sunroom to enjoy your private view, or you could step onto one of the 2 low maintenance spacious trex decks (natural gas hook-up for BBQ) adjacent to the sunroom. Also included on the main floor is the main living room, with custom cabinetry, Bose surround sound and a built-in gas fireplace. There is a second living room on the main floor which could be used as another family room, office or play-room. Bose surround sound is built into the kitchen/dining, sunroom, back patio, living rooms (2), lower level rec room and the primary bedroom. Walking up the cherry hardwood floors to the second floor, you will find 4 bedrooms. The 2 bedrooms facing the south, include custom built-ins with desks, cabinets, window seats and plenty of windows for ample sunshine. The primary bedroom offers a private balcony, walk-in closet, second closet and 5-piece ensuite bathroom - with a jacuzzi tub. There is also a built-in Bose surround sound system in the primary bedroom and bathroom. The lower level includes in-floor heating, a fifth bedroom, den area, 3-piece bathroom, ample storage and a special rec/room including a pool table,

slate flooring, surround sound, a custom sit up bar, mini fridge and sink to entertain all your guests! The attached triple car garage has over 1000 sq ft with 14' ceilings with built-in cabinetry for storage, in floor heating, newer epoxy flooring and a built in workbench space. The backyard includes mature trees and greenery, underground sprinklers, a large stamped concrete patio area, a custom playhouse or storage area (with electrical), a gazebo and hot tub and is fully fenced. There are no neighbours on the north (back) of the home so there is ultimate privacy. Think of the summer gatherings that could be hosted here! Other features include: crown molding / high velocity heating & cooling system / zoned heating / 2 air conditioners / gas fireplace / 200 Amp service / 8 circuit emergency power panel will power generator during power outages to run fridges & freezers / Yard - 40' RV parking & 50 Amp plug in.