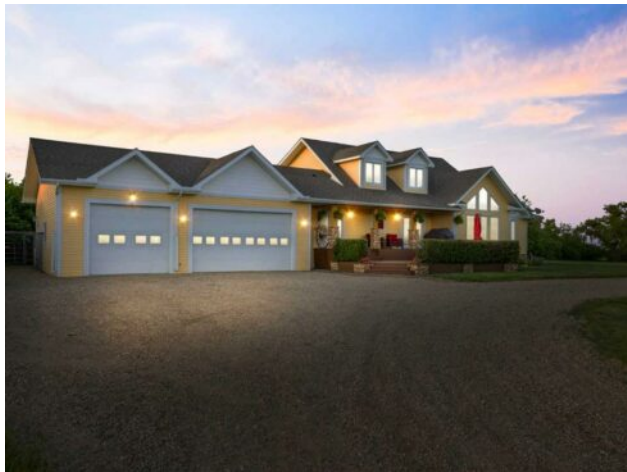




213056 Range Road 250
Rural Vulcan County, Alberta

MLS # A2127927



\$1,249,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,328 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	20.00 Acres		
Lot Feat:	Dog Run Fenced In, Farm, Fruit Trees/Shrub(s), Lawn, Garden, No Neighbour		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-21-25-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

A beautiful 20 ACRE hobby farm that is set up & ready for you to move your family and livestock right in! This ideal location is close to amenities with schools, hospitals and shopping all within 30 minutes. The well treed & private yard is the perfect backdrop for the stunning 2370 sq foot, 4 bd, 4 bth with attached 3 car heated 32x40 garage. Just far enough away from the city & towns to be truly called country, but within 35 minutes to SE Calgary for an easy commute. The welcoming wide covered veranda & private deck are the perfect place to gather & enjoy the wonderful Mountain View. Gorgeous hand scraped engineered hardwood flooring covers the main floor living area. Vaulted ceilings on the main level welcome you into a kitchen that boasts a large island & custom Knotty Hickory cabinetry with all granite countertops & stone tile backsplash. The kitchen is equipped with all SS appliances including a duel fuel gas cooktop with electric oven, whisper quiet dishwasher, microwave/vent hood, & a duel door fridge with 2 drawer freezer. A large two door pantry cupboard will hold all of the family staples. The main floor laundry/butler's pantry has plenty of storage with matching knotty hickory cabinetry & folding counter. The upright freezer & front load washer/dryer set are also included. The spacious dining area that can easily seat 12+, is the centre of the open floor plan that includes the kitchen & Great room area with patio door access to the veranda & BBQ area. The Great Room features floor to ceiling windows, a large stone fireplace with live edge wood mantle & an expansive area for the entire family to gather. A sizeable office/den off the great room has patio door access to the back of the house. There is a lg 3 pce guest bath with massive storage closet off the front entry which has a guest closet & bench area as well as access to the attached garage. The Master

Suite is fit for a "King" with room to spare! A big walk in closet & full 4 pce master bath with a soaker tub, full glass door shower & separate toilet room make this a true master suite. Upstairs are two spacious carpeted bdrms with large closets, a hall linen closet & full 4 pce bath. The mostly finished 1700+ sq ft. basement has a bedroom, full 4 piece bathroom, spacious mechanical/storage room with included water softener & energy efficient boiler system, cold storage room, under stair storage & a massive open rec. room area, all with beautiful wood grain LVP flooring that allows the in floor heat to warm the entire space. This home is energy efficient plus! With Triple glazed windows, ICF foundation, in floor heating & spray foam insulation in the exterior walls which equal low mthly bills in the coldest months. Central vacuum throughout makes cleaning a breeze. The farmyard is well kept and has 2 extra-large horse shelters, a well shack, storage shed, shop with wood stove & power, machine shop, chicken/donkey barn with power & a two story hip roof barn with water & power.