



**610205 112 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2129833**



**\$1,399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Off Street, Unpaved		
<b>Lot Size:</b>	39.93 Acres		
<b>Lot Feat:</b>	Cleared, Farm, Front Yard		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	2-18-2-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Where family, business and beauty all co-exist! Grow your family and run your business with one of the most stunning sights you could imagine! Sitting on 40 acres of prime farm land this Walkout bungalow and MASSIVE state of the art shop make the perfect place to call home. The home offers 3 bedrooms up, wide-open kitchen and living room area with vaulting ceilings. Downstairs you'll find another 2 great sized bedrooms, 3 pc bathroom, storage and cold room. The home is heated with forced air, in-floor heating and a beautiful wood burning fireplace. Now the Shop! It is a UFA package that is 54' x 120' equalling 6480 sq/ft. It hosts 4 massive overhead doors, 3 man doors, is heated by 4 Calcana radiant heaters, wired with 200 Amps, extra thick concrete floors, 18' ceilings and rough-in for a full bathroom. Pull multiple semi trailers in, major farm equipment storage or 100 other options. Most of the property is farmed and is fenced. From anywhere in or outside you can't hide from the beautiful setting of this farm.