



GRASSROOTS
REALTY GROUP

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70504 Range Road 225
Valleyview, Alberta

MLS # A2130912



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,696 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	38.18 Acres		
Lot Feat:	Cleared, Brush, Creek/River/Stream/Pond, Garden, Many Trees, Private, Rec		

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: 31-70-22-W5

Zoning: A-1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Upright Deep Freeze, Window Coverings, RO System, Rust Inhibitor, TV Mounts, BBQ, All Outbuildings, Cabin, Wishing Well, Playground, Double Seat Patio Chair, Bird Houses, Fire Pit.

38.18 ACRES OF BREATHTAKING LANDSCAPE BACKING ONTO A CREEK MINUTES AWAY FROM VALLEYVIEW! This 1,696 sqft bungalow is the epitome of your dreams come true, nestled on expansive grounds. Highlighting three bedrooms and three baths, it features a kitchen illuminated by modern lighting and adorned with top-of-the-line stainless steel appliances, stunning quartz counters and so much more. The dining area, bathed in natural light, opens to a charming front deck through patio doors. The generously sized living room offers ample space and sunlight. The primary bedroom, with its luxurious ensuite featuring a lavish shower with a rain head, is a sanctuary. The primary bedroom also boasts a spacious walk-in closet. Another bedroom and full bath grace the main floor, along with an entryway leading to the large back deck and the attached 24 by 24 heated garage. The lower level impresses with a spacious family area featuring a gas fireplace, perfect for keeping warm on chilly days. There's a third bedroom, along with a versatile rec area that could easily be transformed into a fourth bedroom if needed. A flex room offers options for use as an office or additional storage space. The laundry area benefits from natural light from a nearby window, adding to its appeal. Completing this level is a full bathroom, mechanical room, a convenient cold room, and a secure gated area under the stairs ideal for storing valuables. The outdoor space is just as impressive, numerous outbuildings with electricity running to them, including a 40 by 20 heated shop with an overhead door and cement floors—a haven for hobbyists. There's a fenced playground area designed to ensure the safety of children or pets during playtime. A cozy cabin nestled by the creek at the back of the property invites relaxation, with quad trails meandering through the 38.18 acres of

pure paradise. A secluded fire pit area, ready to host all your social gatherings. Outdoor enthusiasts will appreciate the wildlife blind/treehouse on the property. Surrounded by trees and featuring a cleared pasture, this property offers a rare opportunity. The interior of the home was completely gutted and renovated in 2017, new windows, flooring, electrical, plumbing, and many high end finishes including kitchen, quartz counters throughout the main floor, lighting, flooring, ect. — making this a truly modern oasis. Additionally, notable features include a Culligan RO system, a rust inhibitor filtration system, and shingles that are less than 10 years old making this home turn-key! The water well has impressive production, yielding 15 gallons per minute, and is complemented by three strategically placed water hydrants across the yard. The septic system operates on a tank/pump-out arrangement for efficient waste management. Don't miss out on this once-in-a-lifetime opportunity!