



34342 Scollard Road
Rural Stettler No. 6, County of, Alberta

MLS # A2140736



\$470,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,276 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	4.18 Acres		
Lot Feat:	Greenbelt, No Neighbours Behind		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	19-34-20-W4
Exterior:	Stone, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Enjoy a Spectacular view of Dry Island Buffalo Jump right out your living room window! This home shows very well, situated south of the village of Scollard in East Central Alberta this is a once in a lifetime opportunity to own a home with a tranquil setting overlooking one of Alberta's historic landmarks! You will feel very secluded in this private location, down a long laneway with beautiful trees. The 4.18 acres are awaiting your special touch. Relax on your 54 foot wide west facing deck and enjoy the spectacular sunsets. The entry provides plenty of room as your guests arrive with a large closet for storage, step into the open kitchen with a large island and plenty of cupboard and counter space over looking the dining area as well as the extra large living room. The kitchen, dining and living areas also feature access to the deck and wall to wall glass that stretches up to the 17' high ceilings so that you can enjoy the breathtaking views and sunset. The primary suite boasts the same wall to wall glass as well as access to the deck, a large closet and custom painted feature wall. The 4 piece ensuite provides a double vanity and large walk in shower plus built in cabinets and a seating bench. There is also a 3 piece bath for guests and a second bedroom on the main floor. Downstairs you will find the fully developed walkout basement very appealing. 2 large guest bedrooms both with custom painted feature walls, a 3 piece bathroom with walk in shower and a large family room for entertaining. There is also access to the east facing patio to relax on. The acreage has plenty of room to build a shop or garage.