



5106 Highway 41A
Rural Cypress County, Alberta

MLS # A2141112



\$1,095,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,965 sq.ft.	Age:	1960 (64 yrs old)
Beds:	6	Baths:	5
Garage:	Quad or More Attached		
Lot Size:	3.90 Acres		
Lot Feat:	Few Trees, Front Yard, No Neighbours Behind, Landscaped, Yard Lights, Priv		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	35-12-5-W4
Exterior:	Brick	Zoning:	CR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Kitchen Fridge, Gas Stove, Double Oven, Dishwasher, Washer/ Dryer (Will be switched before possession), Pool Shed, Window Coverings, Hot Tub (AS IS-Worked last time used) House Central Vac and Attachements, Pool Cover (Electric summer cover and winter cover) all pool Maintenance Items, Shop Fridge, Kitchen Tv and Mount, Cold Chest Storage Freezer, Underground Sprinklers (AS-IS) Tankless Water Heater

Have you always dreamed of a home with plenty of space and perfect spots for entertaining? You will want to take a peek at this gorgeous home!!!! This property boasts just shy of 4000 sqft above grade with 6 bedrooms (plus 2 dens) and 5 bathrooms, situated on 3.90 Acres of land just outside of Medicine Hat with a beautiful inground pool!!!! The main floor offers a large front living/dining room with gorgeous hardwood floors and a gas fireplace. The generous kitchen features a gas stove, centre island, and butler's pantry and is open to the large dining space which flows into the huge, enclosed sunroom which overlooks the amazing yard and pool. On this level you will find 2 bedrooms, which have walk-in closets and a fantastic jack and jill bathroom setup with their own sink areas and shared bathtub/shower & toilet. This floor also hosts a bonus space, large laundry room, 2 additional full bathrooms, and a den! Upstairs you will enter the primary retreat which features a large bedroom with gas fireplace, a private deck, 3 closets, a bonus space, and a 4-piece bathroom with large walk-in shower. The basement layout in this property is unique; one of the two lower level living spaces offers a walk out to beautiful patio area where you can view the wide open views. This space also offers a fireplace and wet bar. The second living space offers another fireplace, plenty of beautiful built in book cases and cabinets as well as a wet bar. On the lower level there are also 2 large bedrooms that mimic the same jack and jill layout as the main floor bedrooms with the same bathroom and closet set ups. There is also a third bedroom, and two large storage rooms! This property also features a 4-car attached garage. Walk out from one of the many beautiful patio spaces to your backyard where there is a beautiful grassed area with mature trees and even a tire swing! You will love

spending your summer days and nights at your own large, private in-ground pool. Again, this space has been designed with large families and entertaining in mind with the pool house complete with an outdoor kitchen & multiple patio areas with a beautiful rocked fireplace. If you're still needing extra space this property also offers a large Quonset style shop. You must see this magnificent home to believe all it has to offer! This home has city water and gas.