



203032 Twp Rd 9-4
Rural Lethbridge County, Alberta

MLS # A2145130



\$2,750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,902 sq.ft.	Age:	2017 (7 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	15.44 Acres		
Lot Feat:	Farm, Garden, Landscaped, Many Trees, Pasture, Private		

Heating:	Boiler	Water:	Co-operative
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	Codes 1, 21 and 89.
Foundation:	ICF Block	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, gas range, built in oven, built in microwave/oven, dishwasher, washer, dryer, garage door openers with remotes, all blinds and window coverings, central air conditioner unit, TV mounts, central vacuum plus attachments, bar fridge, air compressor in shop, all irrigation equipment, chrysler V8 water pump

Introducing... The Maniero by Ramton Homes! This magnificent, award winning bungalow is a show stopper - nearly 3,000 sq/ft of living space on the main floor alone and boasts multiple out buildings, incredible finishes and offers an undisputed prairie sky view only known to Southern Alberta! This property is hosted on 15.44 acres of land tucked between Lethbridge and Coaldale and has hay fields, horse stables, a garden and irrigation pond! The custom designed home was meticulously planned down to the dovetail cabinetry drawers, dimmable accent lighting and tile inlays throughout. The main floor of this bungalow is encompassed by a wrap-around, covered veranda that spans over 1,066 sq/ft and shares access points with the front entry, dining room and primary bedroom. The grand entrance is encased by stone pillars, inviting you to the focal point of the entry way - a stunning curved staircase with wainscoting. There is rich vinyl flooring, soaring 10' ceilings and an open concept entertaining area. The living room is home to a floor to ceiling, stone surround gas fireplace flanked by custom built-in shelves, 12' coffered ceilings and access to a music room with pocket doors. The chef's kitchen has a quartz island with prep sink, 6 burner gas cooktop, full fridge and freezer, butler's pantry and the drawers have custom cutlery built-ins! If you didn't love the thought of cooking in this kitchen already, the pull out utensil holders and pull out spice rack might sway you! Plentiful cupboard space for all of your dishes and appliances, there's a statement hood fan to complete this kitchen. The dining area has a built in bench with glass cabinets and provides views to the lushly landscaped backyard. There's a office/bedroom and another bedroom on the main floor, a 5 piece bathroom for guests and the spa-like primary suite. Finished with Hunter Douglas blinds, an exquisite 5 piece ensuite

that includes a soaker tub, tiled shower, separate water closet, heated floors and walk-in closet that is smartly designed with enough shelving to host your full wardrobe! The main floor ins't done yet - there's a laundry room with sink, mudroom with custom lockers and a double attached garage, not to mention the mezzanine above the garage - the perfect hand out spot for teenagers, a man cave or your hobby room! The fully finished, walk-up basement offers a huge rec room with wet bar, storage space, 2 full bathrooms and 3 more bedrooms (2 of which have walk-in closets!). There's a covered patio that takes you to your landscaped and irrigated back yard and has plentiful privacy from the mature trees. The quonset is 50' x 100' with 20' ceilings, cement floor and has electricity. The shop is 50' x 60' with 18' ceilings, radiant heat, includes a half-bathroom, mezzanine with storage space and an office. The barn is 36' x 36', insulated, has a concrete floor with drains, potable water to the tack room and has electricity. The hay fields are irrigated, there's a garden and so, so much more!