



**GRASSROOTS**  
REALTY GROUP

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11608 120 AvenueClose  
Fairview, Alberta

MLS # A2145144



**\$889,900**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,650 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Driveway, Gravel Drive		
Lot Size:	5.19 Acres		
Lot Feat:	Back Yard, Cleared, Brush, Dog Run Fenced In, Few Trees, Flag Lot, Front Yard		

Heating:	Boiler, Make-up Air, Fireplace(s), Natural Gas, Wood Stove	Water:	-
Floors:	Hardwood, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partially Finished, See Remarks	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), See Remarks, Wood Siding	Zoning:	RCR
Foundation:	Combination, ICF Block, Piling(s)	Utilities:	-

**Features:** Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Sump Pump(s)

**Inclusions:** Woodstove, 6 Raised Garden, 1 Raised Garden Bed in Greenhouse, Green with Power and Water, Garden Shed with 100 amp Service, Storage Shed with Lean-to, Workbench (south wall in the Garage)

An Acreage of this Stature? 5.19 Acres in North View Estates Welcomes you to an Oasis of Peace only a 2&ndash;3-minute drive to the town of Fairview, Alberta. This Mira Timber Frame Custom Built Douglas Fir (SIP) - Energy Efficient Home runs on a Boiler System, Foundation is ICF Basement and offers the following: Main Level - Vast Entrances; Expansive Living Room with a Gas Fireplace; Main Floor Laundry; Half Bath; Back-entry Deep Closet with a Fan for Odor Control; Unobstructed High End Kitchen with Dining Area; Relax in the Den with a Gas Fireplace for some quiet time after dinner; Primary Bedroom Boasting 2 Walk-in Closets, 4 pc Ensuite; Completing the Main Level is a Large Scale 4 Season Sunroom with a Woodstove. Upper Level Hosts a Library / Flex Area - Relax enjoy the Ambiance of the Gas Fireplace or have a Rest in the Sizable Bedroom with a Gas Fireplace, Walk-in Closet plus a 4 pc Ensuite. Basement: 2 more Spacious Bedrooms; 4 pc Bath; Flex Room; Mechanical Room (Boiler System, Air Exchanger ++); 2 Storage Rooms plus an area that is designed for a Future Theatre / Entertainment room (some supplies will remain with the property to help complete this area). The side yard entertains a Greenhouse (Power/Water), Raised Garden Beds, Garden and no need to worry about the Children or Pets back here as it is Fenced. Underground power to the Outbuildings including the Tractor Shed with the Lean-to. You will feel the Warmth in this Home, you will want to Make this property Yours! Let&rsquo;s Make it Happen &ndash; Call TODAY!