



4, 81008 RGE RD 205
Rural Lethbridge County, Alberta

MLS # A2145570



\$1,650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,063 sq.ft.	Age:	1988 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	27.94 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind, Landscaping		

Heating:	Fireplace(s), Forced Air	Water:	Cistern, Co-operative, Dugout
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Central Vacuum, French Door, Granite Counters, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: B/I appliances (all GE Monogram Series) include - Convention oven and warming drawer, 36in refrigerator/freezer, microwave, 36in 5 burner Bertazzo Gas Oven and Range, 24in built in gas bbq grill, 2 zone wine beverage fridge, water softener, steam generator humidifier, water filtration systems, c/vac and attachments, window coverings, washer and dryer, under ground sprinklers and all equipment related, garage door opener and controls house and shop, starlink and equipment, theatre room equipment, livestock waterer and all land and outbuildings.

Executive country estate only minutes south of the city of Lethbridge. Boasting a 2100sq/ft custom built ranch style bungalow with 5 bedrooms, 3 bathrooms, walkout basement. Living room has 14ft vaulted cedar finished ceilings, oak hard wood flooring, brick wood burning fireplace, beautiful views of the mountains. The kitchen area has custom built cherry wood cabinets with granite counter tops and double sink and high end GE Monogram Series built in appliances including 24in b/i gas bbq grill along with a custom built cherry wood bar. The main floor also has 3 bedrooms, the primary bedroom has 5pc ensuite with custom walk-in closet. Main floor laundry room/mudroom with built in cabinets and sink. The basement has large family room/rec room with floor to ceiling custom built fireplace with Manitoba Tyndall rock gas fireplace, theatre room with 10ft screen and all cinema equipment with multi level seating for up to 7 recliner theatre chairs. Also down is another 2 bedrooms, office/craft room, 3pc bathroom with quartz counter tops, custom built 6x7 steam room/shower with bench and wines cellar. The basement is also a walkout to the beautiful and private west facing back yard. There is also a large attached double car garage. Outside we have a front 3 sided enclosed patio area with an 18in screen which opens and closes on a remote, amazing built in outdoor kitchen with 10in Eldorado stone walls matching the house, lights and electrical outlets, fridge, sink, bar with granite counter tops, this space is perfect for entertaining. There is a 3 zone sprinkler system with internet controls wand water supplied direct from turnout. Back up water system from dugout with water filtration system ultra violet light sanitizer and water softener. There are 3 septic fields 2 serving the house and 1 servicing the shop. Outbuilding include - 2900sq/ft shop including

office area/exercise room with separate F/A furnace and 2 pc bathroom and 12ft overhead door with control. Metal clad hip roof barn (32x32) with hay loft, cement runway, barn doors, tack room, 2 box stalls, 2 pens, water and power, along with waterer with heater located in 2 fenced corrals attached to barn. Metal clad livestock shelter 3 sided measuring 40ft. Chicken co-op 20x20 w/tile roof. Coverall type shelter gravel base (20x30). This property is meticulously maintained with along treed driveway with entrance having Elorado stone fence on either side of lane entrance with motion sensor lights. The property is fully fenced and beautifully landscaped with mature trees and shrubs. Shows pride of ownership.