



10-204054 HWY 508
Rural Lethbridge County, Alberta

MLS # A2146000



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,945 sq.ft.	Age:	1994 (30 yrs old)
Beds:	5	Baths:	5
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	3.43 Acres		
Lot Feat:	Creek/River/Stream/Pond, Lawn, No Neighbours Behind, Landscaped, Level,		

Heating:	Forced Air	Water:	Dugout, See Remarks
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	GCR - Grouped Country Res
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Storage, Wood Windows		

Inclusions: fridge(2), stove, dishwasher, OTR microwave, washer, dryer, window coverings, garage door opener(2) and controls(2), a/c unit(2nd floor), water purifier and all filtration system, outdoor fountain, central vac & attachments, TV & mount in primary bedroom, TV & mount in basement, patch panel, 24 port switch, play centre & sandbox (in mulched area), dog run beside garage, 2 pumps (1 electric irrigation pump, 1 gas 2" transfer pump). drip irrigation, dugout aeration

Dream acreage living awaits a mere 10 minutes from Lethbridge on pavement, almost to your front door. This lovely 2 storey home with mountain views offers 4263 sq. ft. of total living space on 3.4 acres. It features a huge oak country kitchen with ample cupboards and counter space overlooking an exquisite east facing patio area with hot and cold running water, perfect for entertaining friends and family with barbecues in the summer and ice hockey in the winter. Eight bay windows, skylight and many more windows illuminate this home with sunshine all year round. The main floor has two separate living/family rooms, a full office, main floor laundry and a mudroom from both the double attached garage and back yard entry. At the top of the stairs, you'll find a cozy little library, two spacious kids bedrooms sharing a full bath plus a large primary bedroom with an ensuite and walk in closet. The basement is fully developed offering another office space for the "work-from-home" couple, two more bedrooms, third family room with a 3-piece bath. There is abundant storage down for all your kid's toys and seasonal decor as well. A "bonus room" over the garage has its own bathroom and is PERFECT for that home gym or perhaps even an Air-BNB/short term accommodation. The mature landscaping is beautifully appointed with numerous trees and hedges, a decorative fountain and expansive drip irrigation systems. The Equestrian in the family will surely appreciate the separate pasture grown in native grass with tack shed and a seasonal horse shelter with frost-free hydrant and power hookups available. The long list of other wonderful features includes newer roof, soffits and eavestroughs, Cat6 network cable in most rooms, two gas lines on the rear deck and much, much more! If you've been looking for your own little piece

of paradise where you can keep your horses close to town and have ample room for your growing family, don't hesitate; view this fine property today!