



**GRASSROOTS**  
REALTY GROUP

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**#5 hillside**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2147431**



**\$930,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 2,225 sq.ft.                     | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached           |               |                   |
| <b>Lot Size:</b> | 6.67 Acres                       |               |                   |
| <b>Lot Feat:</b> | See Remarks, Sloped              |               |                   |

|                    |                    |
|--------------------|--------------------|
| <b>Heating:</b>    | Boiler, Forced Air |
| <b>Floors:</b>     | Hardwood           |
| <b>Roof:</b>       | Asphalt Shingle    |
| <b>Basement:</b>   | Finished, Full     |
| <b>Exterior:</b>   | See Remarks        |
| <b>Foundation:</b> | Poured Concrete    |
| <b>Features:</b>   | See Remarks        |

|                   |              |
|-------------------|--------------|
| <b>Water:</b>     | Public       |
| <b>Sewer:</b>     | Septic Field |
| <b>Condo Fee:</b> | -            |
| <b>LLD:</b>       | -            |
| <b>Zoning:</b>    | res          |
| <b>Utilities:</b> | -            |

**Inclusions:** pool table

Welcome to this stunning 2200 square foot home with an attached 31x41 triple car garage! This perfect property offers a perfect blend of luxury and functionality. The open concept kitchen, dining, and living space creates a seamless flow for everyday living and entertaining. The kitchen is a chef's delight with granite countertops and a convenient floor sweep for the central vac system, making cleaning a breeze. The spacious dining room is ideal for hosting gatherings and creating lasting memories with family and friends. The living room features a cozy gas fireplace, perfect for relaxing evenings at home. The master ensuite is a private oasis, featuring a walk-in shower and a generous walk-in closet. The home boasts 9 ft ceilings on both the main floor and basement, adding to the sense of space and elegance. The basement is a true entertainment hub with a soundproof theater room and a pool table for endless fun. The Sonos Bluetooth speaker system wired throughout the entire home allows you to enjoy your favorite music in every room. Additional features include in-floor heating, hot water on demand, and a humidifier for added comfort and convenience. Lets not forget that this exceptional property also boasts a spacious 40'x40' shop with a mezzanine, perfect for all your storage, workspace or mancave needs. The shop features a convenient bathroom for added comfort and functionality. Additionally, the shop includes an attached heated toy shed, providing ample space for all your recreational vehicles and equipment. This well-equipped space offers endless possibilities for hobbyists, entrepreneurs, or anyone in need of a versatile workspace. Don't miss the opportunity to own this exceptional property that offers luxury living at its finest!