



**#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>Water:</b>	Public
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**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!