



194025 Highway 512
Rural Lethbridge County, Alberta

MLS # A2163695



\$1,790,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,230 sq.ft. | Age: | 1998 (26 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 7.24 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Tre | | |

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| Heating: | Forced Air | Water: | Cistern |
| Floors: | Carpet, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 4-19-8-W32 |
| Exterior: | Composite Siding, Concrete, Mixed | Zoning: | County Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Wired for Sound | | |

Inclusions: Fridge, gas cooktop, dishwasher, oven (2), microwave, Miele coffee system, hot tub, 2 basement TVs and wall mounts, washer, dryer, blinds, outdoor kitchen, play house and swing set, theatre room sectional, deck screens & louvers, Sonos sound system, dog kennels, and chicken coop.

This immaculate acreage, built by Bezooyen Contracting, is located just 12 minutes from Lethbridge on paved roads and offers an exceptional blend of luxury and convenience. With 4,076 sq ft of meticulously designed living space, this home features 5 bedrooms and 3 full bathrooms, making it perfect for families of all sizes. As you step through the front door, you're instantly welcomed by soaring 14-foot ceilings that flood the main floor with an abundance of natural light, creating a bright and airy ambiance that beautifully connects the indoors with the outdoors. The kitchen is an absolute dream featuring granite counters, 2 ovens, gas cook top, walkthrough pantry and a luxury Miele coffee system. The dining room can easily host large family gatherings and has a Soapstone Wood burning stove to help bring some heat in during the cool winter months. The living room on the main floor is perfect for family gatherings with large windows and a gas fireplace. The main floor also features a mudroom with lockers, laundry, a Sonos sound system, and a primary bedroom with private access to the deck, an en-suite bathroom with in-floor heating for added comfort and a custom closet for easy organization. A few feature rooms in the home are a dedicated office with built-in desks, a theatre room for entertainment that would also make a great library/study, and a home gym (with storage above and drop down ladder for access), providing both comfort and functionality for healthy daily habits. The exterior is equally impressive, with a double attached heated garage and a 40' x 80' heated shop that can accommodate all your hobbies or storage needs. Pet lovers will appreciate the custom dog kennel and chicken coop, while gardening enthusiasts will enjoy the massive established garden with asparagus, strawberries, raspberries, apples and a few herbs that

come up annually. The beautifully manicured yard is a family's dream, complete with a fire pit, playhouse and play set. Entertain on the 3-season deck, which features retractable screens & louvers, and a built-in gas line for a fire table. In the winter, you can unwind in the hot tub and enjoy the peaceful surroundings. The property also includes underground sprinklers and is set on 7.24 acres of pristine land surrounded by lush trees to enjoy. The home also has plenty of storage rooms and closets including a cold room in the basement that can help to take full advantage of the garden year-round with canning and/or freeze drying. This acreage truly offers everything you could want in a dream home. Contact your favourite Realtor® to view today!