



71326 Range Road 204
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2167642



\$809,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,139 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	146.26 Acres		
Lot Feat:	Cleared, Pasture		

Heating:	Forced Air	Water:	Dugout, Shared Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	20-71-20-W5
Exterior:	Brick, Concrete	Zoning:	A1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: AS IS ON POSSESSION DAY

Welcome to this exquisite 2,139-square-foot bungalow, featuring over 4,000 square feet of living space. This spacious dream home, adorned with high-end finishes, is designed to fulfill all your residential aspirations. Upon entry, you are greeted by a striking entrance with a large wooden door and decorative accent tiles. The home opens into a chef’s dream kitchen equipped with premium appliances, including a substantial cooktop with a stacked rock accent, a double wall oven, a microwave, a warming tray, and a convenient pot filler. The kitchen boasts full-size Electrolux refrigerator and freezer units, while the expansive granite island offers ample space for food preparation and service. A generous walk-in pantry accommodates food storage and smaller appliances. The kitchen sink provides a lovely view of the sprawling 146-acre property, enhancing your culinary experience. Adjacent to the kitchen is an elegantly appointed dining room, featuring French doors that lead to a covered wrap-around deck that spans the entire back of the home, supported by impressive wooden beams. The primary bedroom also opens onto the spacious deck and is characterized by its generous size and luxurious finishes, including a tray ceiling. Just steps away, the ensuite bathroom is a dream come true, featuring a large soaking tub and a multi-faucet shower, and it connects to an expansive walk-in closet. The main floor includes two additional spacious bedrooms, each capable of accommodating queen-sized beds, along with another full bathroom. Throughout the home, all countertops are uniformly finished in granite, and the flooring is crafted from high-end hand-scraped hardwood. The cohesive color palette and design elements, including a fireplace that mirrors the stonework in the kitchen, reflect thoughtful attention to detail. The staircase leading to the basement

is illuminated, and the 9-foot ceilings lend an airy feel to this lower level. The basement features a substantial storage room, a utility room, a sizable bedroom, a spacious living area, and a much-coveted theater room. Additionally, there is a second laundry room, complete with a utility sink, situated in its own dedicated space. The second fireplace, like the one upstairs, features the same elegant stone-stacked finish. The property includes an oversized three-car garage with high-end epoxy flooring, equipped with quiet, efficient garage doors that enhance the overall experience. This garage is truly remarkable. The expansive 146 acres offer recreational opportunities and could potentially be transformed into farmland, presenting endless possibilities for the future.