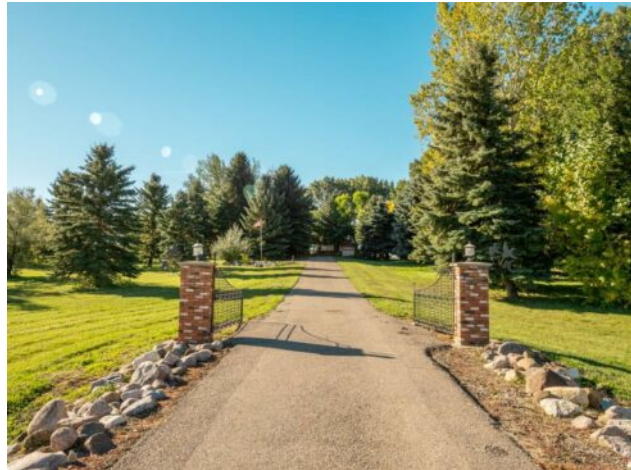




231077 TWP 100A
Rural Lethbridge County, Alberta

MLS # A2168171



\$1,149,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,480 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Asphalt, Driveway, Driveway, Garage Door Opener, Garage		
Lot Size:	7.31 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, Greenbelt, Landscaped, Many Trees, U		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Wood Stove	Water:	Cistern, Co-operative, Dugout, See Remarks
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms), Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, French Door, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Storage, Wired for Sound		
Inclusions:	4" and 2" irrigation pipe and pumps, LNID water license for irrigation, 1 unit potable water co-op, blinds, fridge in basement.		

The property spans 7.3 acres of well-treed, lush, and irrigated land in a highly sought-after area, conveniently located on a paved road close to the city. There is potential to subdivide a smaller parcel at the back of the property for additional income, or the open land offers a range of possibilities, such as building a large shop, barn, greenhouse, or establishing a market garden. There is also a shelter set up with a hydrant for a horse or other livestock type pets. If preferred, the space could accommodate a second home for a family member while still maintaining privacy, with access already in place. For those seeking a private retreat, the backyard features a beautiful, insulated gazebo surrounded by stunning flower gardens, perfect for a yoga retreat, painting studio, massage studio, or just a quiet space to unwind. Water supply is plentiful, with city water, LNID irrigation hook-up, a professionally built, million gallon, lined dugout, and a 5,000-gallon cistern. The property is equipped with a new greenhouse, a generator hookup, and a new septic tank and field. The yard offers a park-like setting, sheltered from wind and weather, and is fully irrigated with pressurized lines, underground sprinklers, and mainline pipes to keep the grounds lush and green. A wraparound driveway is fully paved for added convenience. The home itself is a 5-bedroom, 2.5-bathroom bungalow, wrapped in brick and freshly painted stucco, with a cedar shake roof. It features a bright and airy updated kitchen and a living room with a home theater system, including built-in speakers, a projector system, and an acoustic ceiling. Built-in custom blinds and three new automated blinds in the living and dining rooms add a touch of modern convenience. The entire home is secured with a comprehensive security system by Worldwide Security Systems. Additionally, a built-in central vacuum system

with hose and power nozzle provides ease of maintenance. Both furnaces are updated high-efficiency models, and all windows are high-efficiency as well. The spacious master bedroom includes his-and-her closets and an attached bathroom with an air-driven jet tub. The basement offers a versatile open space ideal for a home gym, kids's play area, or games room. The two basement bedrooms are partially framed, providing a blank canvas for your own customization. The home also includes two wood-burning stoves used only once, and a gas fireplace in the theater room for added coziness. Off the kitchen a bright sunroom adds to the home's charm, constructed with an ICF concrete block foundation. There is also a three-car garage that is insulated and equipped with LED lighting and skylights. Additionally, the county is currently repaving the road past the property, so you will enjoy the benefits of a newly paved road.