



100041 RR22-3  
Rural Lethbridge County, Alberta

MLS # A2170728



**\$1,069,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,058 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	2.58 Acres		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** Dugout

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, See Remarks

**Inclusions:** Bar Fridge, Bar Dishwasher

Acreage living only minutes from Lethbridge and on the way to Park Lake! This executive style home is right off of the pavement on 2.5+ acres. Enter into the wide open foyer and you'll find the home to be bright and open with views in all directions. The personal office is on the main level near the front door as is the huge laundry room. You also have a thoughtful mudroom with built in shelving just off of the Huge Triple attached & Heated garage. The chefs kitchen with gas stove and pot filler is sure to inspire your culinary creations. The living room is awe inspiring with soaring ceilings and a stunning 2 side feature fireplace that can be enjoyed on the deck as well. Upstairs you have a bonus room, 2 large bedrooms and the Primary retreat with spa like ensuite. The walk in rain fall shower is amazing and you also have a jetted soaker tub. Down to the basement you'll find a space perfect for hanging out with a full wet bar including dishwasher and wine cooler. There's space for billiards, card table or air hockey! You also have a sit up bar facing the fireplace for when the big game is on. Two more bedrooms and a full bathroom complete this awesome space. Yet another amazing feature is the way out to the garage from the basement. Outside you've got a large patio just off of the dining room, a good sized barn for your toys and ample space for a garden. Bonus items include a home automation system & in ceiling speakers throughout. Modern living in a tranquil rural acreage!