



**814057 Range Road 20**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2172843**



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	9.91 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/S		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding	<b>Zoning:</b>	AG-1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellite

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Discover this meticulously maintained 4-bedroom, 3-bathroom bungalow, nestled on an expansive 9.91-acre property just 10 minutes east of Fairview. This beautiful family home combines modern comforts with serene country charm, offering ample space both inside and out. Step inside and be greeted by abundant natural light, filling an open floorplan designed for comfortable living. The charming living room is perfect for family gatherings or quiet evenings. The dining area, adjacent to the kitchen, provides convenient access to the back deck, where you can enjoy the tranquility of the surrounding landscape. The heart of the home is the thoughtfully designed kitchen, which boasts modern stainless steel appliances, an island perfect for meal prep or casual dining, and an induction stovetop with a built-in oven. With ample cabinet space, this kitchen caters to both the practical and aesthetic needs of any home chef. The main floor includes a luxurious master suite, complete with a walk-in closet featuring built-in organizers. The five-piece ensuite bathroom provides a spa-like experience, with a soothing soaker tub and elegant fixtures. An additional bedroom and a 1/2 bathroom are also on this level, along with a desirable main-floor laundry, adding convenience to your daily routine. The lower level offers a fully suited living space, ideal for extended family or guests. This area includes a generous family/rec room, two additional bedrooms, a 3-piece bathroom, and a cold storage room. The in-floor heating ensures comfort year-round, while the separate entrance enhances privacy and accessibility. A central vacuum system throughout the home adds an extra layer of convenience. The property is beautifully landscaped and features a double-attached, heated garage with epoxy floors. For those with a green thumb, the fenced garden and raised beds with irrigation from the dugout offer

plenty of space to cultivate fresh produce. Animal lovers will appreciate the partially fenced area, which is ideal for pets or small livestock, and includes a chicken coop and a bunny pen. Additional features include a fire pit, perfect for evening relaxation, and a substantial 4,500-gallon cistern. This turnkey property is ready for its new owners to make memories with, blending comfort, functionality, and endless possibilities for outdoor enjoyment. Experience the perfect combination of rural tranquility and modern living with this exceptional home.