



**157 9 Street**  
**Fort Macleod, Alberta**

**MLS # A2175843**



**\$337,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork		

**Inclusions:** NA

Welcome to your new home on the edge of town, where comfort meets functionality and breathtaking views await. This spacious 5-bedroom, 2-bathroom house offers a perfect blend of modern amenities and thoughtful design. As you step inside, you'll immediately notice the extensive custom woodwork that adorns the main floor, adding warmth and character. The layout is ideal, featuring a generously sized living room and a stunning kitchen that's as practical as it is beautiful. A five-piece bathroom on the main floor ensures convenience and luxury. For those who love to soak in natural light, the large sunroom and ample windows throughout the main floor provide the perfect retreat. Storage is plentiful, catering to all your organizational needs. The main floor boasts three bedrooms, providing ample space for a growing family or guests. Downstairs, the newly finished basement features two large bedrooms, offering additional privacy and comfort. This setup is perfect for accommodating extended family members or creating an illegal rental suite. The basement also offers the possibility of a separate suite with its own entrance from the side of the house. It includes a full kitchen plumbed in and a separate laundry room, providing flexibility and convenience. Additional features include a brand new, on-demand hot water heater and furnace, ensuring comfort and efficiency year-round. Outside, the power has been run for a future garage, providing convenience for future expansion or storage needs. Enjoy panoramic views of the southern landscape, including majestic mountains and sprawling wind farms, from the privacy of your own home. The location ensures tranquility and privacy, with no future development plans for the direct west, preserving your serene surroundings. Exciting news for the community includes plans for a large park and playground just a few

blocks away, enhancing the neighborhood with family-friendly amenities and outdoor spaces. Don't miss out on this opportunity to own a home that combines luxury, functionality, and stunning views in a peaceful setting. Call your favourite REALTOR® and book a showing today.