



GRASSROOTS
REALTY GROUP

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642157 72 Street E
Rural Foothills County, Alberta

MLS # A2184163



\$1,889,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,648 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	4
Garage:	220 Volt Wiring, Additional Parking, Driveway, Gravel Driveway, Heated Garage		
Lot Size:	119.96 Acres		
Lot Feat:	Cleared, Farm, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	27-17-29-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Paid For

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, See Remarks, Vaulted Ceiling(s)

Inclusions: Gray metal tool storage in garage, 2 sets of attachments for central Vac, pot hanger in kitchen,

"PRICE ADJUSTMENT" !! 120+- acres of well maintained and loved property , with immaculate 2647.75 sq ft home, 60X60 heated shop. Nothing but " Pride of Ownership" here with this beautiful " Viceroy" home located and surrounded by approx 99 acres of cultivated land, 8 acres of hay , and 7 acres of fenced in pasture. About 5.5 of yard area. Very versatile parcel of land with VIEWS to live for !! Home is attached to a 832 sq ft heated garage, 770 sq ft of deck to enjoy views both west and east. Home boasts upgraded and newer appliances , new boiler for the warm infloor heat in basement, New air conditioners . Full Facade of windows to the west and believe me you can see " west"! The Rockies are full on and displayed for your viewing pleasure . Views are Bar None here !!!! With the vaulted ceilings presenting a " Window Wall" you will be able to enjoy to the max. Two fireplaces, hardwood, tile, granite, large rooms, master bedroom loft, a huge entry with sink , laundry , 2 pc bath w/closet , BBQ gas hook up out on deck. Many features of this home include a beautiful " Chef style kitchen " with large island and plenty of gorgeous cabinetry to enjoy company or just normal family living... " Seeing is believing"!! Shop is heated and insulated with level washed gravel flooring. 220 power, 2 power 20 X 14 ft high doors, windows, all metal interior with excellent lighting. Wind fence , landscape, and several \$ worth of gravel for a clean parking and turn about area. Sellers owned a trucking business so plenty of room for parking and turning equipment /your horse trailer around . Horse shoe driveway for your convenience. So much to know and see, book your viewing today. This is a great time to take over this pristine property in the spring !!! New Price and ready to move forward !!!

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