



**GRASSROOTS**  
REALTY GROUP

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**82060 Range Road 191 Range  
Rural Lethbridge County, Alberta**

**MLS # A2186851**



**\$870,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,529 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Double Garage Detached, Gravel Driveway		
<b>Lot Size:</b>	1.05 Acres		
<b>Lot Feat:</b>	Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Lake, Landscaped, Lawn		

<b>Heating:</b>	Central, In Floor, Solar	<b>Water:</b>	Cistern, See Remarks
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	14-8-19-W4
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Wired for Sound		
<b>Inclusions:</b>	Call Listing Agent		

It's time to be blown away... This immaculate and custom built 5 bed, 3.5 bath home boasts over 4500 square feet of living space, which leaves no detail left untouched. The open concept main floor with vaulted ceilings and light-filled interior creates a warm and welcoming atmosphere that is perfect for entertaining. The kitchen is a chef's dream with all top end appliances, granite counters, and is open to the family room so you never have to miss a beat (or the game!). On this side of the main floor is also a large laundry room, 2pc powder room and an office that is set up for private entry - perfect for the home office headquarters. Across the house is your master suite that has it all with expansive walk-in closet, 5pc ensuite with double vanity, jetted soaker tub, separate tiled shower, 2-sided fireplace, sitting area, and private patio doors leading directly to the hot tub. Adjacent to the master suite is two more large bedrooms with a Jack and Jill ensuite. -- Downstairs you're greeted with a massive recreation room set up with a billiards table, lounging area, and roughed-in plumbing for a bar. The next room over is another expansive space can be used for a gym, crafts, playroom, or let your imagination go wild. Past these spaces are two more huge bedrooms and a 3pc bathroom. Finally downstairs is another 330sqft room currently used as an art studio, which has its own private exit to the garage. Let's not forget this entire level has in-floor heating! -- Outside, this property is simply stunning as well with a partially covered 530sqft back deck with gas grill hookups, an 8-person sunken hot tub, and of course views of the entire back of the property including the tile patio with firepit. The back yard is enormous, allowing for so much creativity, and has yet another garage/shop with radiant heating and 220v power. With the ability to use water from St. Mary

Irrigation district for your underground sprinkler system, your wonderful gardens and entire yard will always look amazing! -- Attention golfers -- It's time to lower those scores, and you can get regular practice in since you are just 900 feet from Indian Hills Golf Course! Just across the road is also Indian Hills Campground and McQuillan Reservoir. -- The current owners really thought of everything... here are some other highlights: On-demand hot water powered by solar on the roof, in-floor heating on lower level and attached garage, underground sprinkler system, security system, and so much more! It's time to schedule a showing with your agent to see how upgraded life really could be! Previous offer fell through, so let this be your chance to own "the one".