



GRASSROOTS
REALTY GROUP

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51026 Range Road 222
Magrath, Alberta

MLS # A2189471



\$3,600,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,800 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	115.00 Acres		
Lot Feat:	-		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Near Town:	Magrath
Basement:	Finished, Full	LLD:	10-5-22-W4
Exterior:	Stucco, Wood Frame	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Vinyl Windows		

Major Use: Alfalfa, Cow, Equestrian

This property is a horse lovers dream with irrigated hay land a spectacular riding arena with potential of business or family retreats with 4 bedrooms , a gathering area and a commercial kitchen . This property has potential of generating a unlimited amount of off farm income. The modern 1800 sq ft home has a beautiful view over looking the mountains and the scenic valley bellow. This 5 bedroom home has ample space for a family or revenue property.. The heated 30 x 60 shop has plenty space for working on equipment or garaging recreational vehicles. There is a bathroom and a cold storage locker. The hayshed also has a shop area to house your feeding tractor and keep your hay out of the weather so it maintains its quality.