



**GRASSROOTS**  
REALTY GROUP

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**254017 TWP RD 200**  
**Rural Vulcan County, Alberta**

**MLS # A2189747**



**\$929,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,341 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Open Lot, Pasture, Views		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Up To Grade

**Exterior:** Wood Frame

**Foundation:** ICF Block

**Features:** Bar, Closet Organizers, French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Wood Windows

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 32-19-25-W4

**Zoning:** RG

**Utilities:** Electricity Connected, Natural Gas Connected

**Inclusions:** n/a

Have you been searching for the perfect acreage? Well your search is over!! This 5 acre parcel boasts something for everyone! From the moment you drive up you will be wowed with the large steps leading into the house and will appreciate the triple car garage that you can pull into in the winter months. When you step into the home you will feel the elegance of this home with the grand entry way. To your left as you enter the home is a large living room complete with vaulted ceilings and a beautiful view walk a few more steps and you have an entertainers dream with a bar and a large dining room that will house the whole family. The kitchen is a culinary dream with a large pantry, counter top stove in the massive granite island which also has room for seating!! You will enjoy dishes with a beautiful view from the kitchen window. The breakfast nook features a 3 sided wood burning fireplace. There is also another living room tucked around the other side of the fireplace. Down the hall you will find a massive master bedroom with a huge walk in closet and an ensuite that could feature a steam shower once it's hooked up!! The second bedroom on this level features a 3 piece ensuite as well. Did I mention there is laundry in this house for up and down you get to choose or maybe have both one for the chore clothes with easy access to the downstairs laundry from the garage keeping the mess contained! There is also one more room on this level that could be used as a nursery or an office. Downstairs you will enjoy the comfort of in floor heat a massive rec room that would be perfect for game night!! This house is on an ICF basement making it super cozy. There is 2 good sized bedrooms as well as a 3 piece bathroom. A large storage room as well as the second laundry. For the tinkerer there is another 27x37 shop that is heated with radiant heat making it the perfect place for working

on cars, parking vehicles or whatever you might need it for. There is also another cold storage building that would be perfect for all the kids toys and garden stuff. This acreage is a must see!!!