



20330 Township Road 814
Rural Northern Sunrise County, Alberta

MLS # A2193491



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,628 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	9.98 Acres		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbou		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	A
Foundation:	Perimeter Wall	Utilities:	-
Features:	Bookcases, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	All existing window coverings, shed		

Welcome to this breathtaking private acreage, an idyllic retreat that offers both seclusion and modern amenities. Nestled in the trees at the end of a dead end road and sitting up over the Heart River Golf Course, this remarkable property features a spacious and unique character home that blends warm charm with all of the room any family could need. The grand home spans just over 2,600 square feet and showcases timeless design and the warmth and character of lots of natural wood. Featuring three oversized bedrooms and 2.5 bathrooms, this home provides ample space for both family life and entertaining. The secondary bedrooms are huge and the primary suite is also spacious and features great views out over the acreage, a walk-in closet and private ensuite with soaker tub along with access to the back deck. High ceilings and large windows bathe the home in natural light, creating bright and inviting spaces. The spacious living room, dining room and kitchen are designed both for intimate gatherings and large scale entertaining. With plenty of space in the kitchen to prepare the family meal, to the large dining room with space for the whole family to gather round to the large living room with cozy fireplace to snuggle up to, this home was designed for togetherness. The acreage also offers unparalleled outdoor living opportunities. The large yard and deck provide a tranquil space to enjoy nature and the natural landscapes along the Heart River, which this property borders providing opportunities for outdoor activities like exploring or bird and animal watching. Privacy and tranquility yet only a short drive from Peace River and even closer to Nampa. This private piece of paradise is available but don't delay and let this opportunity slip through your fingers. Call today!