



GRASSROOTS
REALTY GROUP

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190025 RR141
Rural Newell, County of, Alberta

MLS # A2196875



\$799,000

Division:	One Tree		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,983 sq.ft.	Age:	2014 (11 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	1.93 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Other
Floors:	Carpet, Vinyl	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-19-14-W4
Exterior:	Vinyl Siding	Zoning:	RA
Foundation:	Wood	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

This executive acreage near the city limits is definitely going to impress. The attention to detail is evident throughout the over 3800 square feet of fully developed living space. The main living room welcomes you with 18 foot ceilings and modern finishes that continue to the flow through the other main living areas of the home. The feature wall in the living room will draw you into the warm, wall mounted fireplace with a decorative wood mantle. There is an abundance of natural light that you will appreciate as you tour the home. The kitchen has been completely redone with fresh cabinets and quartz counter tops by Shadar. Including the oversized island with a contrasting dark grey. The grey subway tile backsplash extends up to the cabinets providing a seamless finish. There is also a stainless steel appliance package including a new stove with a slide out fan. The dining area is open to the living room and kitchen with a garden door allowing access to the deck that has been extended by 12 feet to provide more room for outdoor entertaining. The primary bedroom is an inviting retreat with a spacious 5 piece ensuite that has been updated with a fully tiled walk-in shower, a soaker tub with tile accents and a double vanity. The walk-in closet is the envy of all closets, with 110 square feet of space and closet built ins to accommodate all of your storage needs. The main floor has 2 additional bedrooms and an updated 4 piece bath. There is also access to the massive attached garage with 3 overhead doors, radiant heat, 2 man doors for easy access to both front and back yards, corrugated metal walls, a floor drain and the 2000 gallon cistern. Downstairs there is a very large family room with a custom built bar providing the perfect spot for games, entertaining or even a theatre room. There are also 3 tastefully updated bedrooms with large closets and another spacious, renovated 5 piece bath

with beautiful tile surrounding the tub and shower and a double vanity. The laundry/utility room has a sump with an alarm and room for excess storage. There are additional storage closets tucked away in the basement as well. Outside there have been several improvements to ensure a low maintenance yard including new underground sprinklers with 7 zones, a new Honda irrigation pump for seasonal water, over 40 trees planted and new grass. There is a 12 x 20 cold storage shed outside with a ramp at the 12 x 12 end for easy parking of yard equipment and there is RV parking with hook ups. This private setting is sure to give you hours of outside relaxation and enjoyment. Additional noteworthy improvements to the home include new vinyl plank flooring, fresh paint and trim throughout, some new light fixtures and ceiling fans, new closet doors and hardware, new exterior doors, electrical outlets added in the garage, tinted windows in garage and half moon window, cold air returns added in basement and an asphalt pad out side of the garage. Have a look today and GET MOVING IN THE RIGHT DIRECTION!