



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

205069 Twp Rd 6-1B
Rural Warner No. 5, County of, Alberta

MLS # A2198392



\$950,000

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|-----------|---------------------------------------|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,770 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Quad or More Detached | | |
| Lot Size: | 10.84 Acres | | |
| Lot Feat: | Pasture, Private, Standard Shaped Lot | | |

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|-------------|-----------------------------------|------------|-------------|
| Heating: | In Floor, Forced Air | Water: | Cistern |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle, Metal | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Storage | | |

Inclusions: FRIDGE x2, STOVE, MICROWAVE, DISHWASHER, CENTRAL A/C, CENTRAL VAC & ALL ATTACHMENTS, ALL WINDOW COVERINGS, 3 GARAGE DOOR OPENERS & CONTROLS, WASHER, DRYER, ALL OUTBUILDINGS, SOLAR SET UP FOR THE GARDEN SUITE, ALL IRRIGATION EQUIPMENT, AIR EXCHANGER

A view of the Milk River Ridge, Chief Mountain, and the beautiful southern Alberta skies right off your back deck?! This home is calling all those who are ready for some peace and quiet in this busy world! Located just 1 minute outside the town of Raymond, 20 minutes from the city of Lethbridge, this almost 11 acre property has so much to offer your family, horses, and other pets/animals! The entire home is above grade with a new in floor heat (for the ground level) and on demand hot water system, a high efficiency forced air furnace for the whole home, humidifier, new shingles, central air conditioning, an air exchanger, co-op water, irrigation water, frost free taps for animal and plant watering, and more outbuildings than you can imagine! These outbuildings include: a large garden shed, gorgeous geothermal greenhouse, QUADRUPLE detached garage plus a shop, a one bedroom one bathroom garden suite complete with propane heat and solar power, a horse shelter, and two additional wood sheds. The whole property is fenced with an electric fence running around the two massive pasture areas. On the property you will find a garden plot, RV parking spaces, beautiful landscaping, a place for your hot tub to go under the deck in the walk out patio area, a fantastic back deck with glass and metal railings, and so much more! Inside the main home there are three large bedrooms, a theatre room, a wet bar with a fridge, a good-sized storage room, a custom staircase between the two floors, hardwood floors, granite countertops in the kitchen, a large pantry in the kitchen, wood burning and natural gas fireplaces, vaulted ceilings, and a primary bedroom with not only a huge ensuite bathroom, but walk-in closet, and door that walks right onto the back deck! Whether you are looking for multigenerational living, a hobby farm for your young and growing family, peace and tranquility amidst

nature for your retirement years, or just a fantastic acreage for you to enjoy for many, many years to come, this property ticks all the boxes!! Don't delay, call your REALTOR® and book your private viewing today!