



**GRASSROOTS**  
REALTY GROUP

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**110101 Range Road 180**  
**Rural Mackenzie County, Alberta**

**MLS # A2198396**



**\$395,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	2,785 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	11.89 Acres		
<b>Lot Feat:</b>	Private, Secluded, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	7-110-17-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Embrace the acreage living and create your very own postcard...ONLY A SHORT DRIVE EAST FROM THE TOWN of High Level, Alberta !! Resting peacefully on 12 +/- acres is this country home with the picturesque setting , where quiet moments of solitude are spent and savoring moments with the people you hold near and dear . Here you'll find a curved drive welcoming you onto an inspiring property hosting a finished 4 Bedroom, Office and 2 Bath home with a double attached heated Garage. A picture-perfect setting , with a backdrop of towering trees and open Alberta blue skies surrounding . As soon as you step in you are greeted by a stunning Great Room with a wood stove surrounded by handsome brick , cozy up by the crackling of the wood stove on the cooler evenings while enjoying a great book from your personal library. The day to day area is a complete open concept with a brick fireplace and a warm tone wood mantel , creating a romantic ambiance on the cooler evenings ,The well-planned Chefs Kitchen is sure to delight and inspire the family cook, boasting lots of warm cabinetry with a built-in pantry, a huge eat-up island to enjoy your morning coffee while feeling the warmth of the rising sun or for enjoying a quick afternoon snack. A Dining area for your day to day sit down family dinners with abundance of windows framing views of the serene acreage , a side door leading out to the huge deck ,perfect for outdoor dinner parties or a late evening fiesta under the starry skies and the Northern Lights , enjoy a pleasant afternoon with friends , simply relax and savor the tranquillity soaking up the sun or embracing the beautiful shades of colors from the natural beauty .The Primary Suite boasting enticing windows framing the captivating acreage grounds with a panoramic view, in addition there's a sizable walk-in closet and a beautiful spa-inspired ensuite

sporting, double sinks soaker tub, and a separate shower. There are another three bedrooms tucked away for extra privacy with another Sitting area and double sliding door to embrace the views. While the main bath with a tub/shower combo ,HUGE laundry room and office are located just off the heart of the home .Once you've experienced the soothing effect of being surrounded by nature ,offering total privacy, fresh country air ,the singing of birdsongs echoing and the whispering of the wind to accompany you, You may just never want to leave...This acreage has received WAAAY too many upgrades to mention all of them ,just a few are paint, siding, shingles, ducting, landscaping, concrete flooring and footings..