



**GRASSROOTS**  
REALTY GROUP

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

**115058 Range Road 240**  
**Rural Lethbridge County, Alberta**

**MLS # A2199427**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,014 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	7.56 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	36-11-24-W4
<b>Exterior:</b>	Stone	<b>Zoning:</b>	RA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** REFRIGERATOR, STOVE, DISHWASHER, WASHER/DRYER, WINDOW COVERINGS, AIR CONDITIONING, DEEP FREEZE IN BASEMENT

A great family home Nestled on 7.56 acres of serene countryside, between Barons and Nobleford, this spacious acreage offers the perfect blend of comfort and convenience. With 2,014 square feet of living space, this well-designed home features five bedrooms and three bathrooms, making it ideal for families or those seeking extra room to spread out. The primary suite is a private retreat with a walk-in closet and a 3-piece ensuite. The main floor boasts a bright and open layout, complete with a large kitchen and dining area that's perfect for gatherings. A cozy living room with a fireplace provides a welcoming space to relax, while the main-floor laundry adds everyday convenience. Upstairs, a versatile loft area can be used as a home office, reading nook, or additional lounge space. The basement includes three more bedrooms, a bathroom, and an unfinished family room, offering potential for customization. 1,000gal Cistern conveniently located in the garage for Haul-in water with Irrigation water available. Step outside to enjoy the expansive deck, perfect for outdoor entertaining or simply taking in the peaceful surroundings. A triple-car attached garage provides plenty of parking and storage space, plus a 30x60 shop & Horse set up! Located just 30 minutes from Lethbridge, 18 minutes to Keho Lake Golf Club, 8 minute drive to Barons this property offers the best of both worlds &ndash; a quiet, rural lifestyle with easy access to city amenities. Don't miss the opportunity to make this beautiful acreage your own &ndash; contact your favourite REALTOR&reg; today!