



GRASSROOTS
REALTY GROUP

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2 Morning Gold Estates Rural Vermilion River, County of, Alberta

MLS # A2201435



\$1,075,000

Division:	Morning Gold Estates (SW)		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,315 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached, Triple Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Garden, Gazebo, Gentle Sloping,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Vinyl Siding	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: T.V. mounts, Sound System, Nat. Gas BBQ Hookup, 220 Volt Plug, Play Structure, Hot tub

Acreage living at its best! This beautiful custom-designed home has a stunning landscape and a large shop with guest house. The 3-acre property is nestled in Morning Gold Estates, a gorgeous area that boasts gently rolling hills, nearby ponds, and mature evergreen trees. The main house is an immaculate 4-bedroom, 3.5-bathroom home with all the luxury a custom designed home deserves. Opening the door into a spacious foyer, this bright and beautiful 2,300 square foot 2-storey home is styled in timeless neutrals and classic black accents. You are welcomed by an impressive 18-foot floor-to-ceiling entrance detailed with custom accents, along with a gorgeous, curved staircase and amazing features like arched entries and artisan glass windows. Filled with natural light the large kitchen and dining area has an open-concept design that overlooks the outdoor view. Each room in the house has been thoughtfully designed, making this home a true retreat. Outside, be prepared to fall in love with the stunning landscape. This property has the peaceful, park-like serenity that comes with acreage living. A large 36' x 40' detached, 4-car garage/shop is situated to the west of the main house. A spacious 2-bedroom, 1 bathroom guest house rests above the shop. This incredible property is located 10 minutes west of Lloydminster; paved roads will bring you to the front gates of this executive property. This acreage is exceptional!