



**GRASSROOTS**  
REALTY GROUP

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**231009 Highway 817**  
**Rural Wheatland County, Alberta**

**MLS # A2202765**



**\$1,250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,424 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	4.86 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Stucco, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 11-23-25-W4

**Zoning:** CR

**Utilities:** -

**Inclusions:** waterer, 3 shelters, 3 pens

WELCOME to the Country! Turn Key and Move in Ready, all that is left for you to do is make memories- amazing location just minutes south of Strathmore on Highway 817. Fenced with Horse shelters and water. Amazing Custom updated 2 storey home with front attached Garage plus 2 extra sheds and an oversized Extra Heated Garage shop- nestled amongst mature trees to set a perfect private backdrop. The lighting on the exterior of the home sheds adds light and welcomes you up the private gated driveway! The moment you open the front door you are welcomed by design, lighting, laminate floors and a gorgeous staircase to the upstairs! The Amazing open concept kitchen with granite Counter tops, designer lighting and stainless appliances. Enjoy both living rooms with offering completely different feelings, - enjoy the back of the home with a cozy fire and a more casual dining space or the front living room and amazing sunsets with a formal dining area with built in bar! The kitchen is an entertainer's dream, tonnes of storage and room to entertain big or small groups- The balance of the main floor has a back entrance with laundry room off the garage and a full bathroom. Venture upstairs to 3 large bedrooms another full bath and the primary suite is truly a retreat with room for a chair to enjoy mountain views and a spa like ensuite! Downstairs is complete with another bedroom and bathroom, a huge family/games room with room for gym equipment or a pool table- there is cold storage in the basement as well to store all the vegetables from a garden harvest! Home has A/C - there are so many extras to list, solar panels, Hottub, 3 horse shelters, plus a play structure access to WID yard service! The yard is stunning and surrounded by mature healthy trees and has so many private areas to enjoy! The back deck is out of a magazine with the lighting and protection from the

wind! Bring the kids, the toys, the animals.... This one has it all!