



GRASSROOTS
REALTY GROUP

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2A, 12301 Range Road 51A
Rural Cypress County, Alberta

MLS # A2205478



\$849,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	2,052 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Other		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-12-5-W4
Exterior:	Stucco	Zoning:	A1-IDP, Agricultural Dist
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Garage heater, shed

Acreage living at it's finest! This 4 acre piece of paradise is an ideal acreage. All the comforts of home can be found in the amazing, 2052 square foot modified bi-level that has been completely renovated, it looks and feels like a brand new home inside and out! Spacious, functional, modern. This 4 bedroom home has so much space for your family. Large kitchen and dining area, two family rooms, an office, main floor laundry, a walk out basement, and an enormous primary suite! You'll enjoy the views from the spacious deck, overlooking the valley and the creek! Attached to the house is the 28x30 heated garage. And, if you need more room for vehicles, toys, storage, hobbies or even a few farm animals...there is a 40x70 heated shop/barn! Residents of Country Haven Estates will enjoy full services, including Cypress County school bus services, garbage collection, and road snow plowing in the winter! So much to enjoy about this property, but you have to see it to appreciate it. Book your private showing today!