



**GRASSROOTS**  
REALTY GROUP

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**195041 Highway 512**  
**Rural Lethbridge County, Alberta**

**MLS # A2207905**



**\$1,997,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,682 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.49 Acres		
<b>Lot Feat:</b>	Landscaped, Treed, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Marble	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	31-8-19-W4
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	Rural Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Jetted Tub, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge, Built in oven, Built in microwave, Gas range, Hood fan, Dishwasher, Washer/Dryer, Window coverings, Underground sprinklers, Central A/C, Garage door remote, Garage shelving, Freezers, Central vacuum attachments, Small bar fridge, Bar fridge, Bar dishwasher, TV mounts, Sonos sound system, Pool table, Air hockey table, Downstairs TV

Welcome to this one-of-a-kind custom-built estate, where luxury meets practicality on a beautifully landscaped 4.49 acre property with unique features throughout. This stunning 3,682 sq ft home with an attached triple car garage is only 10 minutes east of Lethbridge on a paved road and has the convenience of CITY WATER. It offers 5 bedrooms, an office, main floor laundry, 3.5 bathrooms and a 780 sq ft loft/flex area above the triple car garage. Showcasing exquisite craftsmanship with a stone exterior, bamboo hardwood flooring, and soaring 20-foot vaulted ceilings. The home is perfectly positioned to capture the warmth of the winter sun while reflective windows keep it cool in the summer. Step inside to find a grand living area with a double-sided gas fireplace adorned in stone and live edge wood. The gourmet kitchen features granite countertops, a gas range, a built-in stove, microwave, and impressive travertine tile backsplash. The luxurious primary suite boasts double vanities, a jetted tub, a steam shower, and marble tile. Stay comfortable year-round with in-floor heating in the tiled areas, basement, and attached garage. The bright walk out basement is a perfect entertainment space equipped with a full wet bar and a soundproof music room (possible theatre room). It also has 3 bedrooms with walk in closets and an additional gas fireplace.&nbsp; Enjoy the tranquility of the outdoors with a private boardwalk along the river, a beach area, and a fire pit for cozy evenings. The property also features a charming gold mine and water wheel feature, both powered, adding unique character to the landscape. Relax and entertain with ease on the upper and lower decks, each equipped with gas hookups for barbecues. The lower deck also includes hookups for a hot tub. This property is truly an oasis with a lofted barn that has power, perfect for storage or hobbies, and

an outdoor pool with a deck for summertime fun! The extensive yard includes an underground sprinkler system easily managed through a smartphone app. A 1-acre garden is also integrated into the irrigation system to keep your garden thriving. Additional highlights include a Sonos sound system with built-in speakers, reflective windows that optimize natural light and convenience of hot water on demand. The private driveway secludes the property from the accessible highway while offering low winter maintenance, well-suited for year round living. The rural agricultural zoning makes this estate not just a home but a lifestyle with many possibilities (plenty of room to build a shop) family photo area, space for weddings or entertainment, ideal for making lasting memories. Don't miss this unique opportunity to own a truly special property!