



GRASSROOTS
REALTY GROUP

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40225 RR 19-2
Rural Stettler No. 6, County of, Alberta

MLS # A2211577



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,168 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	150.00 Acres		
Lot Feat:	Farm, Many Trees, See Remarks		

Heating:	In Floor, Forced Air, Propane, Wood, Wood Stove
Floors:	Hardwood, Slate
Roof:	Asphalt Shingle
Basement:	Full, Walk-Out To Grade
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Cistern
Sewer:	Open Discharge
Condo Fee:	-
LLD:	14-40-19-W4
Zoning:	Agricultural
Utilities:	-

Inclusions: none

*Off grid paradise 12 minutes from Stettler: * over 3400 sq ft of living space with 5 beds, 4.5 baths, house on 150 acres of treed wildlife habitat (+/- 100 acres), and crop land (+/-40 acres) with the nearest neighbor a half mile away, crown land to the south and Nature conservancy to the east. *2 main floor bedrooms with ensuite baths and large closets, open concept kitchen, dining and living space with 9' ceilings, granite countertops, and hardwood flooring throughout. The centerpiece, a wood stove to radiate warmth of every kind into your home, as you enjoy the magnificent views from large windows in every direction. Kitchen boasts a stainless steel 8 burner 2 oven propane stove. An office, half bath, and laundry complete the main floor with attached garage access through the slate tiled mudroom. Up the grand staircase lies the master bedroom with ensuite bathroom and 2 walk in closets, and access to the 2nd floor deck to enjoy the peace and tranquility of the great outdoors, with a one of a kind bird's eye view. The lower level walk out with in floor heating has 2 bedrooms and a full bathroom, roughed-in wet bar area, cold storage, and spacious living space just waiting for your personal touches (ceiling is stippled and walls are primed). Also on the lower level is the mechanical room that houses the 1100 gallon water cistern, furnace, in floor heating tank, hot water tank, power inverter and deep cycle battery bank. *the yard area has a mowed walking trail, secluded fire pit spot, ground mounted solar panel array, a 200 sq ft multi purpose/wood shed with additional solar panels, a smaller lean-to garden/wood shed, an assortment of young shelter belt evergreens, and a nice big flat spot to build a shop within the yard site. In the woods, there are several trails ideal for walking and quadding. There is a magnificent toboggan hill, the slough is an attraction to a

variety of wildlife, and serves as a prime location for a good old fashioned hockey game in the winter. POWER & WATER ARE AVAILABLE ON THE WEST SIDE and SUBDIVISION POSSIBLE.