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20, 31222 Range Road 20A
Rural Mountain View County, Alberta

MLS # A2169149



\$915,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,784 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.84 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Sauna, Storage		

Inclusions: Sauna, Iron Filter(sold as is- not used), Garden Shed, Open Faced Shed

2.84 Acres right on the edge of Didsbury with PAVEMENT right to your Door! This EXECUTIVE 4 BEDROOM & 4 BATHROOM BUNGALOW spans 1784 sqft on the Main Floor + has a FINISHED WALKOUT BASEMENT where you will enjoy Country Life with close access to the amenities of Didsbury. Inside you will find a large entry way with a VAULTED CEILING & many built in features. Tons of Natural Wood throughout, offering a warm and cozy feel complimented by the GAS FIREPLACE in the main Living Room + a flex space that could be used for a DINING, LIBRARY or OFFICE space. The kitchen is bright & features an EAT UP COUNTER & a breakfast nook overlooking the yard with access to the LOW MAINTENANCE DECK. This family friendly main floor offers 3 Big Bedrooms, a 4 Piece Bathroom & a LAUNDRY ROOM with a sink. The newly updated 5 piece Master Bathroom features a double shower, corner jet tub & his & her sinks. Down a few steps you will appreciate the WALKOUT BASEMENT offering IN FLOOR HEAT & so many possibilities with its large FAMILY ROOM area, 4 piece Bathroom, a built in DRY SAUNA + 2 more Bedrooms with BIG WINDOWS. Tons of PARKING for your Family & Friends with room to spread out on the property + the Heated Attached Triple Garage + 2 Sheds for Storage. Surrounded by an abundance of MATURE TREES makes this truly an oasis of a yard. Book your Showing Today!