

780-380-6207
meghan@meghanrobinson.net

31222 Range Road 20A #16
Rural Mountain View County, Alberta

MLS # A2171608



\$998,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,242 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Heated Garage, Oversized, Parking P		
Lot Size:	2.84 Acres		
Lot Feat:	Back Yard, Environmental Reserve, Fruit Trees/Shrub(s), Front Yard, Lawn, C		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Slate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-31-2-W5
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	CR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: 200 liter open top water storage tank, wood box next to dog house, dog house and surrounding chain link fence, China cabinet in garage, bar cabinet and sink, stove(not as viewed), hood fan, ceiling fans, window coverings, 2 raised garden beds. Stove (not as viewed.)

Picture this…Your own SANCTUARY, backing onto a NATURE RESERVE, surrounded by MATURE TREES, IMMACULATE LANDSCAPING and NO NEIGHBOURS IN FRONT OR BEHIND - only trees, wildlife, sunsets and sunrises. Here you can find pleasure in the PEACE AND PRIVACY of COUNTRY LIVING while being only MOMENTS away; literally, from shopping, recreational facilities and schools in the thriving community of DIDSBURY. This expansive 2242 SQFT Main Floor BUNGALOW offers a TOTAL FINISHED LIVING SPACE of approximately 4484 square feet. Your new home starts to impress the moment you turn off the PAVED ROAD onto the HUGE CONCRETE DRIVEWAY. If this OVER-SIZED CONCRETE DRIVEWAY is not enough parking for you, not to worry - there is also an ATTACHED IN-FLOOR HEATED TRIPLE CAR GARAGE! Step into a world of warmth and comfort with the SPACIOUS ENTRYWAY, perfect for greeting your guests. This property takes advantage of the ABUNDANCE OF NATURAL LIGHT with its OPEN FLOOR PLAN, HIGH CEILINGS, and NUMEROUS WINDOWS. The main level features a FORMAL DINING AREA which could easily be used as a HOME OFFICE. In addition to a FORMAL LIVING ROOM, this level enjoys a LARGE, CHARMING BREAKFAST NOOK SURROUNDED BY WINDOWS FLOWING THROUGH to a FAMILY ROOM that offers access to a 536 SQUARE FOOT DECK, perfect for holiday gatherings. Pot drawers and upper cabinets in the kitchen add to the ease of living this home offers. The LAUNDRY ROOM AND GARAGE ACCESS are also on this level for your convenience. The EXTRAORDINARILY LARGE primary bedroom, along with its WALK-IN CLOSET and PRIVATE ENSUITE, also features WALK-OUT ACCESS to the LARGE DECK. The FULLY FINISHED

BASEMENT has its own SEPARATE ENTRANCE as well as an additional, second WALKOUT through FRENCH DOORS to the fully finished 1100 square foot PRIVATE COURTYARD. STORAGE will never again be an issue, here you have an abundance of it! Additionally, the basement features a 3 PIECE BATH, FAMILY ROOM with NEW CARPET and a BEAUTIFULLY TILED FIREPLACE, A HOBBY WINE-MAKING ROOM with dedicated sink, a STORAGE/COLD ROOM and a large flex space waiting for your personal touches. Outside, in your PEACEFUL PARADISE, you will find TWO, FULLY SERVICED RV PARKING SPACES, a CHAIN-LINK FENCED DOG RUN and EXPANSIVE PASTURE for the creation of a hobby farm. The property is already DOUBLE-FENCED with GALVANIZED WIRE OVER THREE-RAIL BOARDS suitable for keeping most livestock protected from wandering. Last but not least, is the 60' X 40' HEATED SHOP, featuring 220 POWER, WATER, and TWO - 12' DOORS WITH an additional MAN-DOOR permitting access to a floor of CONCRETE . We don't need to tell you what you can do with a place like this, you've already been dreaming of it. Come and see for yourself, book your showing now!