

**30043 TWP RD 820**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A1256123**



**\$1,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,215 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	8.30 Acres		
<b>Lot Feat:</b>	Lawn, Garden, Level, Paved, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	36-81-3-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Double Vanity, See Remarks, Storage		

**Inclusions:** N/A

The envy of acreage living! An Absolutely Beautiful Country Estate! Custom built in 2005, this property satisfies most desires plus! Located within 3 minutes of town and is set up with municipal water. Enjoy the peace of mind with this newer construction and the practical well thought out layout of this property. The home offers a gorgeous kitchen with custom built-in features to hide your kitchen equipment while still being ready for use in a flash; and is outfitted with a garburator and an instant hot water tap. The breakfast nook is surrounded with natural light and overlooks the back yard and the farm fields beyond. The formal dining room is conveniently located next to the kitchen and is sure to impress your guest. Then retire for the evening in the large living room outfitted with a wood burning fireplace and visit the night away. Get your beauty sleep in the master suite after soaking in the large bathtub which is part of the 5-piece master ensuite. Work from home in comfort in the large naturally lit office. The laundry room is conveniently located on the main level and is outfitted with sinks and cupboards. Plus the main level is fully wheelchair accessible. The upper level host 3 additional large bedrooms (one currently serves as a craft room) and a 3-piece bath, along with a theatre room, a play room, a sitting area and storage. The utility room can be accessed from the 24' x 30' heated attached garage. The home is both heated and air conditioned with a Geothermal system for year round comfort. There is also a 34' x 44' shop featuring a 16' ceiling and a 14'H x 12'W overhead door, wired and partially insulated. The driveway is compacted and paved for high weight capacity and leads right up to the house as well as to the shop. There is a garden as well as a greenhouse. This is an incredible opportunity! Call your Realtor for an appointment to view.