

**50080 HWY 49 Highway
Rural Spirit River No. 133, M.D. of, Alberta**

MLS # A1150841



\$900,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, 2 Storey		
Size:	2,769 sq.ft.	Age:	2016 (5 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached, Parking Pad		
Lot Size:	141.90 Acres		
Lot Feat:	Cleared		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	5-78-5-W6
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	ag
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters, Open Floorplan, See Remarks		

Inclusions: shed

AMAZING 2 storey home with all the features you dreamed of. You are wowed from the minute you walk in. You get Beautiful tile floors, bright open kitchen, dining and living room, with large south windows, Tonnes of cupboards and granite counters, and even a butlers pantry with more cabinets and counters. There is a gas range for cooking. The main floor is complete with comfy family room, huge office, beautiful bathroom, and bedroom and main laundry room. The stairs and doors are hand carved oak, and they lead to 3 more bedrooms, (one is huge and can be another family room if you desire,) and great family room upstairs. Also a great walk through bathroom, with shower and jet tub. The home is heated with infloor heat, has R50 in the ceiling, and is incredibly heat efficient. Out side you have a garden, gazebo, and the answer to your dreams...3 huge shops...The one closest to the house has a header for 3 garage doors if you want. The largest has a suite with office, kitchen and laundry facilities bathroom and loft. It also has 2 coolers. It is 60 x 48, the other two are 24 x 40 and 28 x 44. This is a full quarter and the land is currently rented for \$5800 a year. That more than pays the taxes.