KAREN GRØN REALTY

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71326 Range Road 204
Rural Greenview No. 16, M.D. of, Alberta

MLS # A1201551



$999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	4,256 sq.ft.	**Age:**	2015 (9 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	146.26 Acres		
Lot Feat:	Landscaped, Private		

Heating:	In Floor, Forced Air, Geothermal	**Water:**	Other, See Remarks, Shared Well
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 0
Basement:	Finished, Full	**LLD:**	20-71-20-W5
Exterior:	Stone, Vinyl Siding	**Zoning:**	CR1
Foundation:	Block, Poured Concrete	**Utilities:**	Electricity, Propane, Satellite Internet
Features:	Central Vacuum, Granite Counters, Kitchen Island, Wet Bar		

Inclusions: N/A

Can You Say Paradise!!!! Stunning 4 bedroom 4 bathroom w/ den executive home sits on 146.26 acres. The house has a dream kitchen with granite counter tops and stone cook area, a walk in pantry, a huge double door fridge, 2 built in ovens, a glass cooktop, very large Island with a sink and a fireplace. The dining room doors open up to a very large covered deck great for entertaining. The large master bedroom boosts a spa bathroom with a walk in shower and a huge walk in closet. The upstairs has cement floors which encase the in floor heating coils that sit on top of the sheathing and is the most efficient way to heat the home and also has a back up heat system . The forced air accompanied with most modern humidifier and of course paired with full air conditioning throughout the home. The home is wired for sound and has a fully functioning control for module system. There are multiple zones you can play music throughout the house such as kitchen, garage, basement and outside on the deck. All sound can be paired to the TV. The upstairs also has a laundry room so no climbing stairs all the time to do laundry!!! Two further bathrooms can also be found on the main floor. A few stairs descend to the amazing basement which is fully finished to include a theater room and a wet bar and a gym room! 3 further bedrooms, a laundry room and a bathroom can also be found in the basement. The garage floors are heated and coated in epoxy and garage has humidity control with dual fans and there are 2 doggie doors for your fur babies to have access in and out of the house. The home is wired for cameras and provides accurate and up to date action on who is coming and going. The septic system has an alarm and check valve in case of any back ups. Well is shared with 12 acre parcel and an easement is in place. The yard is fully landscaped and includes an

irrigation pump which is used to water the lawn and trees. The 3 yard lights are on oilfield standard poles which can be bent down to change any lights. The lights are class 3 division 3 LED bulbs which put out amazing light. The back of the property has a bone yard that is a 4 acre plot hidden from the road which is perfect for hunting or animal watching. A MUST SEE HOME!!!!!

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