

118, 70544 Range Road 243
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2256726



\$975,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey, Acreage with Residence | | |
| Size: | 1,714 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Few Trees, Interior Lot, Landscaped, Lawn | | |

| | | | |
|--------------------|--------------------------------|-------------------|---------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Septic System |
| Roof: | Fiberglass | Condo Fee: | - |
| Basement: | Partial | LLD: | 33-1-24-W5 |
| Exterior: | Cedar | Zoning: | RES |
| Foundation: | Perimeter Wall | Utilities: | - |

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

You will be amazed when you drive up the driveway!!!! This Beautiful Linwood Custom Cedar Home is located on a deeded lot in the Narrows subdivision. It has access to Sturgeon Lake, the Greenview Golf Course & unlimited green zone recreation. Work from home, commute, retire, or just use weekends & holidays. The full-time residential community is well maintained with its own boat launch & there is a school bus for your children. You can drive your golf cart to the course or visit a neighbour, use your snow machine to go ice fishing, or just sit around the campfire with family & friends. The Fairmont building plan was engineered by Linwood; all the framing material was shipped from the Lower Vancouver Mainland, journeymen carpenters were used, quality craftsmanship & materials were used throughout the entire building. The Prow front vaulted ceiling & large windows that allow in lots of natural light. The main floor has a Large Entrance, Open beam living room with a rock face fireplace. The open plan kitchen is part of the living space and is a focal point for family gatherings. The home sits on one lot with a detached In-floor heated double car garage that boasts a tiled back room storage area, and a large loft above for sewing and crafts. The property is fully landscaped with mature spruce & pine trees. There is an exposed aggregate retaining wall, stamped concrete walks, and a large cedar deck. Features: Linwood Ultra materials package 1 ½ in. x 14 ¾ in. roof joists at 24 in. center Tongue & groove plywood flooring & roofing Fir glue-lam beams in all rooms 1 x 6 cedar lap liner 50 year FG shingles Dual pane solar gain, low (E) argon windows ¾ in. tongue & groove cedar siding Tempered glass deck railing Air conditioned, dual electrical panels for a backup generator, heated concrete basement with backup electrical baseboard heaters, RSF

Opal wood fireplace, Five Star gas stove, Asko dishwasher, French door refrigerator, Laundry Center, Custom Lighting inside & outside, Window shades, Wood Shed. Book your showing today!!!