

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

**MLS # A2256726**



**\$975,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	33-1-24-W5
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	RES
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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 &frac12; in. x 14 &frac34; 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 &frac34; 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!!!