

**14 Countrylane Road
Rural Taber, M.D. of, Alberta**

MLS # A2276073



\$899,900

Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,757 sq.ft.	Age: 2022 (4 yrs old)
Beds:	5	Baths: 3 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	3.31 Acres	
Lot Feat:	Back Yard, Many Trees, No Neighbours Behind	

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	4 x kitchen stools		

Welcome to acreage living with everyday convenience just minutes away. Situated on 3.3 acres just outside of Taber, this beautifully maintained 2022-built bungalow offers space, privacy, and a modern design without sacrificing access to town amenities. Walmart is less than a 5-minute drive, making quick errands simple while still enjoying the peace of country living. The home also carries the balance of its new home warranty, providing added peace of mind for the next owner. This move-in-ready bungalow features 5 bedrooms and 3.5 bathrooms, offering excellent flexibility for families, guests, or those needing extra space. The layout is functional and well thought out, complemented by contemporary finishes and a clean, modern aesthetic. Large windows throughout the home allow natural light to fill the living spaces, creating a bright and welcoming atmosphere. An oversized garage provides ample room for vehicles, storage, and hobbies, while the expansive 3.3-acre lot offers endless possibilities. There is plenty of space for family and friends to gather, room to grow, and the opportunity to fully embrace the acreage lifestyle; whether that means outdoor entertaining, future development, or simply enjoying the open space and privacy. With professional photos, a full virtual tour, and stunning drone footage, this property is beautifully showcased and must be seen to be fully appreciated. If you've been searching for a newer acreage home that combines modern comfort, room to breathe, and close proximity to Taber, this is a standout opportunity.