

**93065 Range Rd 164**  
**Rural Taber, M.D. of, Alberta**

**MLS # A2278697**



# \$999,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,122 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	14.60 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, See Remarks, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	21-9-16-W4
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	GCR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** Fridge, gas stove, b/i dishwasher, hood fan, 4 outbuildings, 2 garage door openers, u/g sprinklers, all blinds, central A/C, washer, dryer

Elegantly updated and immaculately maintained, this beautifully designed bungalow offers refined acreage living on over 14 acres, just minutes south of Taber. From the moment you step inside, it's clear this home has been thoughtfully curated by a seller with a true eye for design. Skylights flood the space with natural light, highlighting vaulted ceilings, rich hardwood and tile flooring, and striking architectural details including brick feature walls and a cozy gas fireplace. The heart of the home is both functional and inviting. The kitchen features ample cabinets, a walk in pantry and a space for a smaller, intimate dining table, perfect for everyday meals, while just around the corner, a dedicated dining area flows seamlessly into the main living room, ideal for hosting family and friends. A second sitting room provides an additional space to relax, visit, or unwind, creating a layout that feels open yet intentionally defined. Down the hall, you'll find two comfortable bedrooms, a beautifully finished 4pc main bathroom, and a generous primary suite complete with a 4pc en-suite that includes a soaker tub. Main floor laundry add to the home's everyday convenience. The basement is currently undeveloped, offering a blank canvas with excellent potential for future development. Outside, the property continues to impress. The yard is exceptionally well landscaped with exposed and stamped aggregate concrete, split rock accents, and a cedar deck—ideal for enjoying the peaceful surroundings. The attached oversized garage is heated with radiant heat, and multiple outbuildings, previously used for horses, offer versatility for hobbyists, storage, or future use. Adding significant value, the acreage includes services for a second dwelling or mother in law suite, complete with its own cistern and septic system, as well as extra acres for potential leasing and irrigation.

for the yard, enhancing both the functionality and long term potential of this exceptional rural property. There is also potential to subdivide if you desire fewer acres.