



**121062 Range Road 83C
Rural Forty Mile No. 8, County of, Alberta**

MLS # A2280984

\$650,000



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	3,296 sq.ft.	Age: 2012 (14 yrs old)
Beds:	5	Baths: 3
Garage:	Double Garage Attached	
Lot Size:	3.11 Acres	
Lot Feat:	Secluded	

Heating:	In Floor	Water:	Co-operative
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	4-8-12-W9
Exterior:	Mixed	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge , Stove , Dishwasher , Washer + Dryer , Microwave , Central Vac , Window Coverings , Ceiling Fans, Garage Heater , UGS , Shed

There is something to be said about escaping the city to your own little piece of paradise, especially when it's only a 20 minute drive! Tucked away in a small community just past Rattlesnake Lake, you will find this great home on a flat, well-planned 3.11 acre lot. The home was built in 2012 by Jade Homes and features a walk-out lower level and an upper floor with amazing vaulted ceilings and site-lines to the lake. The home features 5 bedrooms (3 up + 2 down) and 2.5 bathrooms , including a great en-suite with shower. Both floors offer tall ceilings and open floorplans which allows the space to move and flow with how you need it to. On the upper level, the vaulted ceilings play well with the open space , allowing the kitchen , dining and living room to flow together effortlessly. Each space is more than sufficient in its own right, but together they allow the space to feel huge and allow for easy entertaining or family meals. Every window you look out, you'll have a different view as stunning as the last, with views of the lake out your back door. The lower level has a drop everything zone and direct access to your heated double garage, which has 12 ft ceilings and a heater. There is also a dedicated laundry room, large flex space and a den/office. Your land is developed with some landscaping, full irrigation on the property and a dugout you can stock with fish or skate on in the winter. Don't forget the hen house and area for goats + chickens! The land is flat and open, with mature + new trees that will develop and give you even more privacy. The home has a septic tank + field and SMRID Rights. With the campground only 2km away and Rattlesnake lake 200 ft from your property - come see why life is better in the country, and come make this piece of paradise your own.