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GRASSROOTS REALTY GROUP

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10, 2150 Highway 27 Highway
Rural Mountain View County, Alberta

MLS # A2343179

$920,000

Division:	NONE		
Type:	Residential/House		
Style:	5 Level Split, Acreage with Residence		
Size:	2,314 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	3	**Baths:**	2
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	5.36 Acres		
Lot Feat:	Back Yard, Brush, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Land		

Heating:	In Floor, None	**Water:**	Well
Floors:	Carpet, Concrete, Vinyl Plank	**Sewer:**	Septic Tank
Roof:	Metal	**Condo Fee:**	-
Basement:	Partial	**LLD:**	2-33-2-W5
Exterior:	Mixed, Vinyl Siding	**Zoning:**	R-CR
Foundation:	Poured Concrete	**Utilities:**	Electricity Connected, Natural Gas Connected

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, French Door, High Ceilings, Natural Woodwork, Open Floorplan, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Country Living Without the Compromise – 5.36 Acres Just 2 km from Olds! Looking for the perfect combination of privacy, space, and convenience? This beautifully renovated 2314 sq. ft. 5-level split sits on 5.36 acres just 2 km from Olds with pavement right to your driveway—no gravel roads! Originally built in 1977, this home underwent an extensive transformation in 2015, with renovations touching nearly every aspect of the property. 2015: WINDOWS replaced, ALL DOORS replaced, NEW LINO, LIGHT FIXTURES, FANS, TAPS, TOILETS, SHOWERS, METAL ROOF, 2"'FOAM INSULATION AROUND THE WHOLE HOME, NEW SIDING. WEEPING TILE INSTALLED AROUND BASEMENT, ADDED SUMP PUMP, BREAKER PANEL, NEW BOILER AND IN FLOOR PIPING, CONCRETE FRONT AND BACK, ALL KITCHEN CABINETS, COUNTERTOPS. ALL APPLIANCES, GARAGE COMPLETELY REDONE. 2017 WATER FILTRATION SYSTEM, REVERSE OSMOSIS TO FRIDGE. 2018 A NEW SEPTIC PUMP INSTALLED, AND A 5' FENCE AROUND ENTIRE BACK YARD TO KEEP WILDLIFE OUT, AND DOGS IN. IN 2024 A ELECTRICAL ISOLATOR PANEL FOR A GENERATOR IN CASE OF A POWER OUTAGE. The COMPLETE result is a modern, move-in-ready acreage with exceptional quality, thoughtful design, and incredible functionality. Step inside to discover soaring 14-foot vaulted ceilings that create a bright, open atmosphere throughout the living room, dining room, and kitchen. The stunning staircase is accented by large interior stained-glass windows, adding character and elegance. The open-concept design is perfect for entertaining, while modern lighting, accent lighting, and two fireplaces on different levels create warm, inviting spaces, and a secondary heat source. The upper level features an impressive

primary retreat with a massive bedroom, a spacious ensuite with convenient Jack-and-Jill access, plush double woven carpet in the bedrooms, and the convenience of upper-floor laundry. On the 3rd level another large spacious bedroom, or could be used as a family room. Outside, the opportunities are endless. The fully finished double attached heated garage is complimented by an incredible huge heated workshop with in-floor heat and a dedicated south-facing office. The office could easily be converted into an overhead-door bay, creating even more garage space for vehicles, equipment, or hobbies. The beautifully landscaped yard offers mature trees, fruit trees, 2 garden sheds, storage shop, dog run, FULLY FENCED BACK YARD, fire pit, RV power, outhouse, and a spacious back deck to enjoy Alberta's beautiful evenings. Whether you're dreaming of a hobby farm, home-based business, or simply extra room to breathe, this property delivers. 3 ACRES OF LANDSCAPED YARD, AND 2.36 ACRES OF RECREATION AREA, WITHIN 2 MINUTES FROM TOWN. Don't pass this one by, it is a charmer, and has everything!

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