

90044 Range Rd 200  
 Rural Lethbridge County, Alberta

MLS # A2253914



# \$1,399,999

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                                                     |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                         |               |                  |
| <b>Size:</b>     | 1,993 sq.ft.                                                             | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 2 half  |
| <b>Garage:</b>   | Triple Garage Attached                                                   |               |                  |
| <b>Lot Size:</b> | 5.46 Acres                                                               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behin |               |                  |

|                    |                                                                                                                     |                   |             |
|--------------------|---------------------------------------------------------------------------------------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                                | <b>Water:</b>     | Cistern     |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                              | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                     | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                                   | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Stone                                                                                                               | <b>Zoning:</b>    | RES1        |
| <b>Foundation:</b> | ICF Block                                                                                                           | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |             |

**Inclusions:** Fridge, dishwasher, gas counter top range, wall oven, wall microwave, window coverings, underground sprinklers. natural gas fire table front veranda, washer, dryer, basement fridge, garage freezer.

Here's your chance to own an amazing acreage just minutes outside of Coaldale! Welcome to 900044 Range Road 200 ~ a great bungalow home sitting on 5.46 acres. This fantastic home has tons of space inside and out. Inside, you'll find 1,993 square feet of living space above grade, five bedrooms, five bathrooms, and space for the whole family. As soon as you enter this home, you'll see an open concept floorplan with tons of big windows to allow lots of natural light in. The living room is cozy with a fireplace and room for all of your furniture. The dining room is big enough for a large table and will be perfect for entertaining. The real showcase is the kitchen with all the appliances you'd ever need. The huge pantry is a big bonus as you can store all your ingredients here and they're never too far. The primary bedroom is a perfect retreat after a long day and it comes equipped with a 5pc ensuite and a big walk-in closet. There's another bedroom on this level along with the laundry room and access to the attached garage. The fun doesn't end when you go downstairs as there's three more bedrooms here. The large recreation room is perfect for anything you need it to be, while the family room is waiting to be turned into a theatre for family movie night. Tons of storage in the basement as well so no need to worry about that. The walk-out basement is perfect for setting up a hot tub. This home has tons of extra features including being on town water, a dog wash in the garage, in floor heating, and much more. It really needs to be seen to be appreciated. Contact your favourite REALTOR&reg; today!