

**182034 Rge Rd 163**  
**Rural Newell, County of, Alberta**

**MLS # A2266773**



**\$975,000**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                               |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                   |               |                   |
| <b>Size:</b>     | 2,225 sq.ft.                                       | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 5                                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Parking Pad |               |                   |
| <b>Lot Size:</b> | 15.00 Acres                                        |               |                   |
| <b>Lot Feat:</b> | Landscaped, Many Trees, No Neighbours Behind       |               |                   |

|                    |                                                                                                                                         |                   |               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
| <b>Heating:</b>    | In Floor, Fireplace(s)                                                                                                                  | <b>Water:</b>     | Public        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                          | <b>Sewer:</b>     | Septic System |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                         | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | Full                                                                                                                                    | <b>LLD:</b>       | 16-18-16-W4   |
| <b>Exterior:</b>   | Stone, Stucco                                                                                                                           | <b>Zoning:</b>    | AGen          |
| <b>Foundation:</b> | Poured Concrete                                                                                                                         | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |                   |               |
| <b>Inclusions:</b> | EGDO,                                                                                                                                   |                   |               |

This magnificent property is over 2200 square feet on 15 acres with a shop and is low maintenance, move-in ready. Have a look at this 5 bedroom, 4 bath home boasting rich hardwood floors in this open concept design that had a complete renovation in 2015.. The Kitchen has a functional layout and features beautiful, dark cabinets that compliment the lighter quartz countertops including the island with a breakfast bar and a custom, copper prep sink adding to the convenience of this space. The kitchen has a full stainless steel appliance package including the natural gas stove and wine fridge. This room extends into a large open area that will accomodate that large dining set for all of your entertaining needs. There is also access to the east side of the home with a small deck that has a natural gas BBQ hook up. Barn doors add character to the home and separate the dining room from the main floor office space to provide privacy when working from home. The vaulted ceilings add to the spacious feel of the main living room that overlooks the back covered deck and has a warm, natural gas stone face fireplace with a bold wood mantle. The primary bedroom is sure to impress with the oversized en-suite with a fully tiled walk-in shower, large vanity, privacy room, and the corner soaker tub that fills with natural light from the corner glazed windows. There is also a generous walk-in closet with built-in shelves for organizing your wardrobe. The main floor also has the second bedroom, the main 4 piece bath, a laundry room with a deep, farmers sink and cabinets, a 2 piece bath, an abundant pantry and the mud room that leads to the garage. The attached garage is complete with radiant heat, a floor drain and a landing with room for a second fridge, freezer or just a place for your boots and coats. Downstairs is a bright family room, 3 additional bedrooms, a den, storage room and the utility

room that also provides ample room for additional storage. There is a 42 x 48 foot shop with a 12 foot overhead door, radiant heat, workbenches, 220 power and a back door that takes you out to the steel panel corrals. The mature yard has underground sprinklers, some raised garden boxes and plenty of mature trees. So many extras, this property is a must see if you're looking to escape the city and to start enjoying the quiet country life. Call today and GET MOVING IN THE RIGHT DIRECTION!