

780-296-5892 sellwiththeresa@gmail.com

8080 TWP Rd 820 Rural Saddle Hills County, Alberta

MLS # A2168498



\$550,000

Division:	NONE			
Туре:	Residential/House			
Style:	1 and Half Storey, Acreage with Residence			
Size:	2,814 sq.ft.	Age:	1990 (35 yrs old)	
Beds:	5	Baths:	2 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	22.54 Acres			
Lot Feat:	Landscaped, See Remarks			
	Water:	Dugout	Dugout	
	Sewer:	Open Di	Open Discharge	
	Condo Fee:	-	-	
	LLD:	1-82-8-V	1-82-8-W6	
	Zoning:	ag	ag	
	Utilities:	-		

Heating:Forced Air, Natural GasWater:DugoutFloors:Hardwood, Linoleum, Vinyl PlankSewer:Open DischargeRoof:AsphaltCondo Fee:-Basement:Full, UnfinishedLLD:1-82-8-W6Exterior:Cedar, See Remarks, Vinyl SidingZoning:agFoundation:Poured ConcreteUtilities:-Features:See RemarksSee RemarksSee Remarks

Inclusions: shed

AMAZING! BEAUTIFUL! MODERN! 22.55 acres close to green zone in saddle hills county! This place has it all! Great garden, private yard, huge dugout with gorgeous fountain, (and saddle hills wants everyone to have option of municipal water!!) and attached garage! You enter the pristine acreage through lovely gate and a gorgeous tree banked lane, and come upon a beautiful, well maintained home and yard. The home features an inviting south facing heated sunroom with gorgeous windows and high ceiling, and a very welcoming sunken living room with gas stove. It is open to great dining area with patio doors to east maintenance free deck and sauna. The open kitchen boasts new appliances, gas range, tonnes of cupboards and counters, and great pantry, and eating bar. You get 2 good sized bedrooms on the main floor, and 3 upstairs. The large master features a 2 pc en suite. There is a full bathroom on main and upper levels. The basement is large and is up for your development. You also get a double attached garage. There have been many upgrades over the years keeping the home modern. This home is perfect and needs to be viewed to really comprehend all it has to offer.