

8080 TWP Rd 820
Rural Saddle Hills County, Alberta

MLS # A2168498



\$595,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,814 sq.ft. | Age: | 1990 (34 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 22.54 Acres | | |
| Lot Feat: | Landscaped, See Remarks | | |

| | | | |
|--------------------|----------------------------------|-------------------|----------------|
| Heating: | Forced Air, Natural Gas | Water: | Dugout |
| Floors: | Hardwood, Linoleum, Vinyl Plank | Sewer: | Open Discharge |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | 1-82-8-W6 |
| Exterior: | Cedar, See Remarks, Vinyl Siding | Zoning: | ag |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See 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.