



# 163052 HWY 845 Rural Vulcan County Alberta

\$799,900

Stop the car and look and see what this 71 acre farm has to offer, as you drive up you are welcomed by a paved driveway lined with mature trees and town water!! The A framed bungalow sits overlooking the prairies with a covered deck perfect for enjoying the summer evenings. Plenty of room for a car enthusiast with a 30x40 heated shop with a concrete floor and 220!! There is also a 42x100 foot cold storage with concrete as well as a 20x50 garage. All the buildings have tin roofs as an added bonus!! As you enter the main home you will be welcomed by a vaulted ceiling with a huge open room that also features the stunning views as well as beautiful rock fireplace with gas lighter/wood burner. The large country kitchen is extremely functional. Down the hall are 3 good sized bedrooms and a 4 piece bathroom. Main floor laundry with access of the side of the house keep the messes contained!! Downstairs is a dream with a walk out basement with in floor heat, wet bar and a perfect games room as well as plenty of storage and a 5 piece bath. There is also a 1993 mobile on the property that is currently rented out. It has 3 bedrooms and 2 baths. Outside there is more outbuildings with a 25x50 heated barn that could easily be set back up to have water in it and an older barn that is in great shape. There is also a lean too with runs and water to the pens. This property has a little bit of everything for everyone so don't delay and come look at it today!! (id:6769)

- 5pc Bathroom 9.17 Ft x 5.50 Ft
- Recreational, Games room 7.75 Ft x 5.67 Ft
- Bedroom 13.08 Ft x 10.33 Ft
- Den 12.83 Ft x 16.92 Ft
- Family room 20.50 Ft x 21.00 Ft
- Recreational, Games room 26.33 Ft x 15.25 Ft
- Storage 13.08 Ft x 6.17 Ft
- Furnace 13.50 Ft x 9.67 Ft
- Foyer 10.67 Ft x 11.17 Ft
- 2pc Bathroom 6.92 Ft x 2.92 Ft
- 4pc Bathroom 7.25 Ft x 8.42 Ft
- Bedroom 9.83 Ft x 11.83 Ft
- Bedroom 11.17 Ft x 12.83 Ft
- Dining room 10.25 Ft x 11.50 Ft
- Laundry room 7.92 Ft x 9.25 Ft
- Living room 21.00 Ft x 27.08 Ft
- Primary Bedroom 11.17 Ft x 14.83 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Foothills Real Estate



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