



210044 255 Road Rural Vulcan County Alberta

\$789,900

11.42 Acres nestled into a lovely private treed setting just east of the Foothills County border. This beautiful original farm homestead presents a 1507.51 sq ft fully developed 2006 bungalow, shop, hip roof barn, shed, and a single garage . Unknown to a " drive by" this sweet acreage sits on a gorgeous piece of mature land and will provide you enough room to bring the horses, the Fave 4 legged friends or just enjoy the privacy. Enjoy having your own garden, perhaps a toy collection to tuck into the 40 X 28 ft shop. This rural lifestyle is a must with everything you need to raise a family , enjoy retirement, a peaceful home office setting and most of all the Sun rises and Sun sets.. Nothing but beautiful space is provided here with mature trees, shelter belt, grass for the animals, perennials, lilacs, and a rose garden. Home is custom built and a solid great home !! I say a Modern day farm house with common sense to the designer !! Huge Country kitchen laced with shaker maple cabinetry and accent of Birds-eye maple , and a large walk in pantry. This home has amazing windows and lots of them !! Bay windows, huge Egress windows in basement creating natural light through out home. Gorgeous hardwood, tile with wide hallways and doors. Many features to home include A/C , electric in floor heating in both main floor bathrooms , 5 bedrooms , 3 bathrooms (2 on main floor) , den/office with exterior door , exterior wired for generator, fully finished basement with infloor heating , Hardy Board siding, new shingles 2024, very well maintained mechanical , Main floor laundry room with sink in back entry (very handy for coming in to wash up prior to entering) . Views from every window with privacy always. The 40 X 28 shop has cement floor, 220 power and gas hookup is ready for you right at the building. Metal siding and roof , with 11 ft over head door, 2 walk ...

Listing Presented By:



Originally Listed by:
Century 21 Foothills Real Estate

<http://www.albertaland.com/>



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Family room 12.00 Ft x 14.42 Ft

Living room 14.08 Ft x 119.00 Ft

Recreational, Games room 12.58 Ft x 16.00 Ft

Dining room 11.00 Ft x 13.17 Ft

Other 10.00 Ft x 13.50 Ft

Kitchen 10.00 Ft x 13.75 Ft

Bedroom 9.50 Ft x 11.42 Ft

Laundry room 10.83 Ft x 8.17 Ft

Bedroom 8.00 Ft x 13.75 Ft

Office 10.00 Ft x 11.42 Ft

Bedroom 8.00 Ft x 13.75 Ft

Primary Bedroom 13.00 Ft x 13.42 Ft

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Storage 9.58 Ft x 13.33 Ft

Furnace 9.00 Ft x 9.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 4.83 Ft x 6.58 Ft

Bedroom 8.83 Ft x 12.42 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft