



254041 TWP ROAD 252 Strathmore Alberta

\$1,495,000

Then one day, along came the ideal acreage...it has everything you ever wanted!!! Arriving at this beautiful 7 acre parcel, located just 10 km from Strathmore, mature larch trees guide you up the driveway to a nostalgic 1919 EATON'S CATALOGUE house moved from Baintree AB in 1996, when it was completely refurbished with a 12 foot addition to the entire East end of the home. With just over 3700 sf of living space and a tasteful mix of original finishes and updated essentials, this home has so much to offer . The heart of the home, the spacious kitchen, will accommodate a couple of cooks. Bright and roomy, the breakfast nook (but a nook on a larger scale) has access to the South deck and great views of the private main yard. A formal dining room, with original hardwood floors, the den and the living room with West views complete the main level... all featuring 9 foot ceilings. In the upper level, 3 bedrooms and 2 full bathrooms complete the space. I will mention the primary bedroom is like a studio suite with the vaulted ceilings, 2 closets, and the walk in closet is one most will surely appreciate. The Fully developed lower level encompasses 2 additional bedrooms and a full bathroom. The in-floor heating system keeps this space comfortable in all seasons and is great for family movie nights or games nights! The in-slab heat also services the over-sized double attached garage! Let's look beyond the house... Super private landscaped yard with copious mature trees, large vegetable garden with accompanying insulated and powered shed, a 24x30 garage at the south end of the manicured yard, an insulated 32X40 barn with 2 overhead doors, water hydrant and prepared for permanent stalls, attached livestock shelter, a 30X36 heated workshop with access to the 34X36 second barn and tack room with water, PLUS a 32X36 shop, added in 2003, with 2 overhead doors (1: 12x14 2:...

Family room 25.83 Ft x 24.50 Ft

4pc Bathroom 7.92 Ft x 7.42 Ft

Bedroom 11.50 Ft x 13.00 Ft

Bedroom 11.75 Ft x 10.75 Ft

Storage 9.92 Ft x 3.58 Ft

Furnace 12.17 Ft x 12.17 Ft

Kitchen 15.42 Ft x 12.92 Ft

Office 10.25 Ft x 9.00 Ft

Other 9.25 Ft x 16.58 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft

Primary Bedroom 18.92 Ft x 16.42 Ft

4pc Bathroom 8.42 Ft x 6.50 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Living room 15.17 Ft x 15.00 Ft

Dining room 16.17 Ft x 12.00 Ft

Breakfast 15.42 Ft x 11.33 Ft

Bedroom 12.08 Ft x 12.00 Ft

Bedroom 13.17 Ft x 8.00 Ft

4pc Bathroom 8.50 Ft x 5.92 Ft