



# 914058 HWY 35 Manning Alberta

\$800,000

Discover your dream property on this 40-acre riverside acreage, nestled among towering trees and surrounded by breathtaking natural beauty. This property combines the best of country living with the convenience of urban amenities just a short drive away. As you explore this property, you'll encounter a picturesque landscape adorned with an abundance of trees, shrubs, and vibrant perennials, including raspberry bushes that promise a bountiful harvest for you and your loved ones. The heart of the property is the charming 4-bedroom house that awaits you. Large windows throughout the home allow an abundance of natural light to fill every corner, creating a warm and inviting atmosphere. The kitchen features an inviting island that serves as a gathering point for casual conversations or impromptu meals. Abundant cabinetry offers ample storage for all your cooking needs, while large windows allow you to soak in the stunning views and enjoy the bright, sunlit space. Adjacent to the kitchen is a large dining area. The living room of this home boasts a stunning wood-burning fireplace, a centerpiece that exudes warmth and coziness. Here, large windows frame the picturesque landscape, inviting the beauty of the outdoors inside and creating a harmonious connection with nature. The primary bedroom, situated on the main level, offers a serene retreat with views of lilac bushes & the surrounding beauty. Adjacent to it, you'll find a 4-piece bathroom. Descending into the basement, you'll discover a walk-out feature that allows easy access to the surrounding natural beauty. The basement includes a spacious living area, 3 spacious bedrooms and a 3-piece bathroom. Outside you'll find 2 large shops, an equipment storage building and a double detached heated garage that not only provides ample space for your vehicles but also boasts a large cold storage room in the back. There's also a ...

Bedroom 13.00 Ft x 12.00 Ft

3pc Bathroom 7.00 Ft x 8.00 Ft

Bedroom 14.00 Ft x 13.00 Ft

Bedroom 13.00 Ft x 12.00 Ft

Primary Bedroom 14.00 Ft x 14.00 Ft

4pc Bathroom 9.00 Ft x 8.00 Ft

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