

\$975,000 - 92008 Range Road 195, Rural Lethbridge County

MLS® #A2262285

\$975,000

5 Bedroom, 3.00 Bathroom, 2,160 sqft
Single Family on 2.57 Acres

N/A, Rural Lethbridge County, Alberta

Have you been dreaming of living on an acreage close to Coaldale, AB? Take a closer look at this custom built 2023, 4 bedroom, 3 bathroom, bungalow, with a 28 x 32 double car attached garage, on 2.57 acres! Located 3 miles (5km) east of Coaldale, with only .75 miles (1.2km) of gravel, this home has everything you need for country living. Approaching the property, notice the semi mature trees, well landscaped yard and beautiful home. Come up on the, east facing covered, concrete patio and enjoy the countryside view of fields and blue skies. Enjoy every sunrise whether inside, or out here. Step inside and explore, leaving your shoes and worries behind. This custom home defines well-thought-out. The open concept living room and dining room, features a vaulted ceiling with pot lights and plenty of windows to let in a generous amount of natural light. Itâ€™s large but still feels like home. Continuing the open concept, the kitchen features 4 Stainless Steel Appliances, modern lighting, a pantry/prep room, plenty of soft-close cabinets and a window facing the backyard to enjoy the sunsets. Beyond the living room are 3 bedrooms. The 1st bedroom is a good size with a walk-in-closet, the 2nd bedroom is a fair size with a large walk-in-closet and would make a fantastic office, project or baby room. Lastly, the primary bedroom is plenty large enough for a



king suite of furniture and features a large walk-in-closet and an ensuite with double sinks and a large tiled step in shower. Moving across the home to towards the garage is a 4th good size bedroom with a walk-in-closet. Here you will also find the access to the basement, the laundry room and the 4 pc main bathroom. In the basement is a fully finished 3rd 4pc bathroom, 2 unfinished bedrooms, with walk-in-closets. There is also a cold room to be finished and a large area for a future family room. Heading out to the large garage, there is plenty of room for 2 full size vehicles and some room to spare. Step out the garage backdoor to the back patio and enjoy the sunsets here, a fire pit, and a fenced wind break. The property also features a horse shelter, close to 2 acres of pasture, a cistern large enough to last 6-9 months, underground sprinklers, and a large garden with great soil. Come and see this beautiful acreage today, only a few minutes from Coaldale, with all the features of country living! It won't last long! (id:6289)

Built in 2023

Essential Information

Listing #	A2262285
Price	\$975,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,160
Acres	2.57
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	92008 Range Road 195
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Subdivision	N/A
City	Rural Lethbridge County
Province	Alberta
Postal Code	T1M1M9

Amenities

Features	Treed, PVC window
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Central heating
Cooling	None
# of Stories	1

Exterior

Exterior	Concrete
Exterior Features	Garden Area, Landscaped, Lawn, Underground sprinkler
Construction	Poured concrete, ICF Block
Foundation	See Remarks, Poured Concrete

Listing Details

Listing Office	Real Estate Centre - Coaldale
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