

\$639,900 - 4054b Calabogie Road, Greater Madawaska

MLS® #X12469977

\$639,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

542 - Greater Madawaska, Greater Madawaska, Ontario

Make your "someday" dreams come true! Have you thought one day you would have a getaway from the crowds live in a sun drenched home and have enough property for a chicken run, a goat or two, a couple of sheep and a precious horse or donkey? Then this is your lucky day! This bright happy bungalow tastefully updated and painted in neutral tones has an open concept living/dining/kitchen area perfect for entertaining family and friends, stainless steel appliances in the smartly designed kitchen, new laminate and ceramic flooring and ceiling to floor picture windows overlooking the river. The patio doors lead out to a large wrap around deck complete with a hot tub and loads of sunshine from the south facing exposure. A spacious primary bedroom features a unique picture window, there are two additional bedrooms and a lovely bathroom with double vanity. Now for the exciting part. The property is set-up with a heated workshop with an attached chicken coop large enough for 10+ birds, spacious utility shed for storing your ATV, side-by-side, garden implements and "neat stuff". All within steps of the house. Enjoy fun filled afternoons & evenings savouring the smell of wood burning in the fire pit just off the deck. For the goats and sheep there is an electric wired run. Your beloved horse or donkey has a separate electric fenced paddock and stall behind the house set amongst the peaceful woodlands. Wander the cleared trails or take off on your ATV to



explore the woodlands leading to the pond.
This property has been meticulously maintained. All the outbuildings were built with the best material available, the fences are easy to set up or remove. Situated 10 minutes from the village of Calabogie's convenience stores, restaurants, golf courses, ski hills, lake, world class motor sport track, 15 minutes to Hwy 417 interchange. Words cannot express the scope of this property you have to see it for yourself you won't be disappointed.
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Essential Information

Listing #	X12469977
Price	\$639,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	4054b Calabogie Road
Subdivision	542 - Greater Madawaska
City	Greater Madawaska
Province	Ontario
Postal Code	K0J1H0

Amenities

Utilities	Electricity
Features	Wooded area, Sloping, Partially cleared, Carpet Free, Sump Pump
Parking Spaces	5
Parking	No Garage
View	River view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Oven - Built-In, Range, Water Heater, Blinds, Cooktop, Dishwasher
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Wood
Lot Description	175.8 x 686.4 FT 2 - 4.99 acres
Foundation	Concrete

Listing Details

Listing Office COLDWELL BANKER SARAZEN REALTY



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