

21565 Township Road 492  
Rural Camrose County, Alberta

MLS # A2143708



## \$799,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	42.90 Acres		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home		

**Inclusions:** window coverings

IMAGINE&hellip; 40+ acres with a modern 1,550 sq ft home with a double attached garage AND a 40x60 shop&hellip; Isn&rsquo;t it a WONDERFUL thing when you can build what you want, where you want, the way you want? This acreage is exactly that! A 2008 built bi-level that is sheltered by trees is your piece of HEAVEN! As you pull into the yard you will love that it&rsquo;s private from the road but you have open views of the countryside to the south. Picture having coffee or entertaining guests as you take in the panoramic view from this open concept design. It&rsquo;s been planned to enjoy the view from most of the home &ndash; the living room, dining area, the kitchen AND the master bedroom!! The living area has vaulted ceilings and oversize windows providing light and an open feel to you as you host family and guests in an expansive area. The kitchen has tons of counterspace and an island so you can visit with guests as you entertain. The large footprint means the bathrooms and bedrooms have ample space for everyone. The master bedroom has a lots of windows and the ensuite is your own personal spa with a soaker jet tub and a separate shower! As you head to the lower level you will LOVE the large windows and MASSIVE family room complete with a wood burning stove to keep it cozy. Few homes have an area large enough for a pool table, tv watching area plus have room for the kids to play. There are two large bedrooms and a 3 piece bath for guests to have their own space. The home features an designated cold room! Water and septic are so important on an acreage so a good well (soft water) and an open discharge septic make this place as maintenance free as it gets! There is central air conditioning, solar tubes for more natural light, a LARGE deck to entertain on... literally nothing is missing! Outside is a 40x60 shop with 220 power and a large OH

door so house your toys or finish for a large working area. The land is open and is currently in hay. WELCOME HOME to a space where you can add to it as you wish for animals, a market garden or just enjoy the view!!