



780-380-6207  
 meghan.robinson@century21.ca

72010 TWP RD 704A  
 Dimsdale, Alberta

MLS # A1031701



**\$980,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, 1 and Half Storey		
<b>Size:</b>	2,976 sq.ft.	<b>Age:</b>	2008 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Indoor, Double Garage Attached, Driveway, Gravel Driveway, Off Street, Park		
<b>Lot Size:</b>	22.20 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, No Neighbours Behind, Irregular Lot, Landscaped, Many T		

<b>Heating:</b>	In Floor, Natural Gas, Propane, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partially Finished, Walk-Out	<b>LLD:</b>	27-70-7-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** -

Beauty is here with this custom built home sitting on 22.20 acres just 15 minutes from GP on pavement. High ceilings and big windows lets the natural sunlight shine in through the open space. Feel welcomed upon walking through the inviting entry which leads to either the double attached, heated garage, upstairs to the bonus room above the garage or into the main living area. Here you will find a chef's dream kitchen offering a grand island, granite counters, corner pantry, gas stove and many cupboards and counter space. Opening up onto the dining and living room with wood burning fireplace to cozy up next to on chilly nights. The big master bathroom boasts a walk in closet and ensuite with tiled walk in shower and access to the back patio. Two more bedrooms as well a storage room closet and bathroom/laundry room complete this floor. Downstairs also boasts high ceilings, has 3 more bedrooms, a theater room and still offers ample space for a family room. Home is equipped with surround sound, hot water on demand and in floor heating throughout. Outside has an abundance of trees, walking trails, gazebo area with pond, chicken coupe, barn, horse fencing with heated water, paved parking pad and a 1300SqFt heated, drive through shop. If your looking for a beautiful turn key acreage close to town then this is it!