



## 71355 Range Road 261 , Ridgevalley, Alberta - \$675,000



Main Photo

### Property Description

Check out this one of a kind bungalow located on an impeccably landscaped 3.71 acres near Crooked Creek / Ridgevalley. This home was custom built by the current owner and is situated on a reinforced poured concrete slab-on-grade foundation with an attached 2-car garage. Some of the features of the home include 9-foot ceilings, gas fireplace in the living room, a spacious primary bedroom with and 4-piece ensuite and jetted tub. The efficient and functional kitchen layout includes a built-in second oven and an abundance of custom cherry wood cabinetry. Flooring is mostly ceramic tile, hardwood and laminate and the home has both in-floor and forced-air heating. Beyond the home, the site has incredible landscaping with a treed front portion of the lot to provide privacy, stamped concrete walk-way and rear patio, garden area, underground irrigation for the lawn, allen-block enclosed garden beds, poured concrete front parking pad off the garage. The driveway and parking area are solid and underlaid with geotextile fabric. Out-buildings include a 24 x 30 workshop and a 8.5 x 20 shed on skids with a barn door entry. This pristine

property shows pride of ownership at every turn. It's an easy 40 minute commute to the city with the sun at your back both morning and evening.

## REALTOR Referral

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REALTOR®

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