

**7551 820 Township**  
**Rural Saddle Hills County, Alberta**

**MLS # A2129177**



**\$420,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,795 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	33.99 Acres		
<b>Lot Feat:</b>	Triangular Lot, Backs on to Park/Green Space, Garden, Pasture, Secluded, W		

<b>Heating:</b>	Boiler, In Floor, Hot Water, Natural Gas, Wood Stove	<b>Water:</b>	Dugout
<b>Floors:</b>	Ceramic Tile, Concrete, Laminate	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	31-81-7-W6
<b>Exterior:</b>	Post & Beam	<b>Zoning:</b>	ag
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** All outbuildings, hot tub, fire pit

Five bedroom two bathroom home on 34 acres with double attached garage... and heated greenhouses! Amazing scenery; the pictures can not capture. Peaceful, tranquil, private. Fenced for livestock. All outbuildings included. Home is 6x6 construction, post and beam construction with metal roof and in-floor heating. Open layout, spacious, warm and charming. Kitchen has fridge and gas stove and 28ft of counter top for all your food prep and baking, plus two large pantry's! Primary bedroom has oversized walk in closet. Many walking paths along the ridge, quading trails and cross country skiing paths. Outdoor enthusiasts will fall in love with this unique property and the wild saskatoons. Greenhouses make growing your own food affordable; or start a profitable business as the previous owners had done, or dream up your own idea for this blank slate! Call for your private viewing today!