

# **\$1,280,000 - 64-210044 Hwy512, Rural Lethbridge County**

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MLS® #A2262733

**\$1,280,000**

5 Bedroom, 4.00 Bathroom, 2,300 sqft  
Residential on 2.77 Acres

NONE, Rural Lethbridge County, Alberta

A beautiful custom built bungalow that welcomes you with style and warmth. Situated on 2.77 acres there are panoramic country views from every window. Solid fir steps lead you into the large foyer with slate tiles. The warmth of spruce beams and a wood burning stove welcome you into the living room. The spacious kitchen has a coffee station, a seating nook and concrete counters that give ample work space. The pantry truly is a walkin pantry that can store food staples and kitchen appliances to delight any gourmet cook. An abundance of maple kitchen cupboards line the kitchen walls. Large dining room windows look out onto the deck and the fields behind the house. Next to the kitchen is the main floor laundry room and mudroom with custom built coat lockers. Then this area leads out to the 30x50 garage and workshop which is any man's dream space. Down the hall from the living room is a den, and 2 bedrooms with walkin closets. The primary bedroom opens out onto the deck and has a spacious ensuite with walkin closet. The lower level has a massive rec room that could accomodate any number of recreation tables. The media room that can easily seat 6-8 reclining chairs is ready for your family or friends movie nights. 2 additional bedrooms with large windows make them bright and inviting for family or guests. A 4 pc. bathroom, large storage room and flex room for exercise equipment/crafts, complete



the lower level. The walk out basement makes access to the back yard and decks quick and convenient. The acreage has a firepit with a stack of firewood and lots of room for motorcycle track or horses. 2 decks line the back of the home to enjoy the sunshine for entertaining and barbecuing. A curved deck along the front of the home is a perfect place to curl up on a cushioned bench. A shelter belt of trees line the acreage on 3 sides. The convenience of City water has been added for a worry free water source. With the acreage only being 10 minutes outside of the City it is convenient for all the City amenities without giving up your country lifestyle. It is on a quiet road with little traffic. Come and make this your country home. Quick possession is possible.

Built in 2008

### **Essential Information**

MLS® #	A2262733
Price	\$1,280,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,300
Acres	2.77
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	64-210044 Hwy512
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County

Province	Alberta
Postal Code	T1J5N9

### Amenities

Parking	Garage Door Opener, Garage Faces Front, Gravel Driveway, Insulated, Oversized, Quad or More Attached, Workshop in Garage
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### Interior

Interior Features	Central Vacuum, No Smoking Home, Pantry, Separate Entrance, Tankless Hot Water, Vinyl Windows, Beamed Ceilings
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Window Coverings
Heating	Forced Air, Propane
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

### Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Pasture, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	October 8th, 2025
Days on Market	1
Zoning	Group country Residential

### Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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