

# \$875,000 - 82060 Range Road 191 Range, Rural Lethbridge County

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MLS® #A2186851

**\$875,000**

5 Bedroom, 4.00 Bathroom, 2,529 sqft  
Residential on 1.05 Acres

NONE, Rural Lethbridge County, Alberta

It's time to be blown away...

This immaculate and custom built 5 bed, 3.5 bath home boasts over 4500 square feet of living space, which leaves no detail left untouched. The open concept main floor with vaulted ceilings and light-filled interior creates a warm and welcoming atmosphere that is perfect for entertaining. The kitchen is a chef's dream with all top end appliances, granite counters, and is open to the family room so you never have to miss a beat (or the game!). On this side of the main floor is also a large laundry room, 2pc powder room and an office that is set up for private entry - perfect for the home office headquarters. Across the house is your master suite that has it all with expansive walk-in closet, 5pc ensuite with double vanity, jetted soaker tub, separate tiled shower, 2-sided fireplace, sitting area, and private patio doors leading directly to the hot tub. Adjacent to the master suite is two more large bedrooms with a Jack and Jill ensuite. -- Downstairs you're greeted with a massive recreation room set up with a billiards table, lounging area, and roughed-in plumbing for a bar. The next room over is another expansive space can be used for a gym, crafts, playroom, or let your imagination go wild. Past these spaces are two more huge bedrooms and a 3pc bathroom. Finally downstairs is another 330sqft room currently used as an art studio, which has its own private exit to the garage.



Let's not forget this entire level has in-floor heating! -- Outside, this property is simply stunning as well with a partially covered 530sqft back deck with gas grill hookups, an 8-person sunken hot tub, and of course views of the entire back of the property including the tile patio with firepit. The back yard is enormous, allowing for so much creativity, and has yet another garage/shop with radiant heating and 220v power. With the ability to use water from St. Mary Irrigation district for your underground sprinkler system, your wonderful gardens and entire yard will always look amazing!

-- Attention golfers -- It's time to lower those scores, and you can get regular practice in since you are just 900 feet from Indian Hills Golf Course! Just across the road is also Indian Hills Campground and McQuillan Reservoir. -- The current owners really thought of everything! here are some other highlights: On-demand hot water powered by solar on the roof, in-floor heating on lower level and attached garage, underground sprinkler system, security system, and so much more! It's time to schedule a showing with your agent to see how upgraded life really could be!

Built in 2010

### **Essential Information**

MLS® #	A2186851
Price	\$875,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,529
Acres	1.05
Year Built	2010
Type	Residential

Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	82060 Range Road 191 Range
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T0K 0R0

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached, Gravel Driveway, 220 Volt Wiring, Double Garage Detached, Heated Garage, RV Access/Parking, Workshop in Garage
# of Garages	4

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Beamed Ceilings, Crown Molding, Central Vacuum, Granite Counters, Pantry, Recessed Lighting, Sump Pump(s), Wired for Sound
Appliances	Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Built-In Gas Range, Freezer, Gas Oven, Range Hood, See Remarks, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Central, In Floor, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Double Sided, Gas, Gas Log, Living Room, See Through
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard, Storage, Lighting
Lot Description	Front Yard, Fruit Trees/Shrub(s), Lawn, Close to Clubhouse, Lake, Landscaped, Many Trees, No Neighbours Behind, Secluded, Underground Sprinklers, Views

Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	89
Zoning	Country Residential

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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