

\$589,000 - 1100 Heritage Road, Barnwell

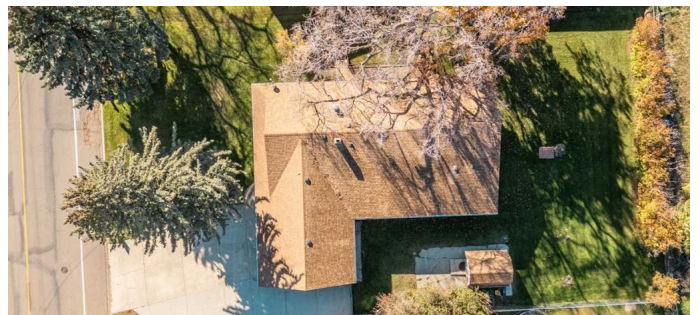
MLS® #A2265333

\$589,000

3 Bedroom, 3.00 Bathroom, 2,518 sqft
Residential on 0.40 Acres

NONE, Barnwell, Alberta

After 40 years of ownership this home is now available for the next family to cherish!! Discover the perfect blend of comfort and elegance in this charming residence, a true sanctuary that invites you to make lasting memories. Nestled in a peaceful neighborhood, this home boasts an inviting atmosphere that welcomes you from the moment you step inside. As you enter, you'll be greeted by a spacious foyer that sets the tone for the warmth and comfort found throughout the home. Experience the warmth of a generous living room bathed in natural light, featuring an open-concept layout that seamlessly connects to the dining area, creating an ideal setting for family gatherings and entertaining friends. The heart of the home is undoubtedly the stunning kitchen, ample counter space, and a cozy breakfast nook. Whether you're a culinary enthusiast or simply enjoy casual dining, this kitchen is sure to inspire your inner chef. Retreat to the expansive primary bedroom, which features an electric fireplace for added warmth and ambiance. The luxurious 6-piece ensuite includes a two-person jetted tub for ultimate relaxation, alongside a large walk-in shower with steam options for a spa-like experience. A huge walk-in closet provides ample storage for your wardrobe. The additional bedrooms are equally inviting, perfect for family, guests, or even a dedicated home office. Enjoy main floor laundry for ease and convenience, simplifying your daily routines. The home



features a 3-piece and 4-piece bathroom with soaker tub, ideal for family and guests. Enjoy cozy evenings in the large and inviting family room, complete with a wood fireplace that adds a touch of charm and warmth to the space. For those with a creative flair, this home is a sewer's dream, featuring two organized sewing studios that are perfect for quilting and crafting, ensuring you have all the space you need to bring your artistic visions to life. Ample storage throughout the home. Step outside to your private backyard oasis, where you can unwind on the patio, host summer barbecues, or enjoy morning coffee in the fresh air. The beautifully landscaped yard adds to the home's curb appeal and offers plenty of space for outdoor activities. Experience the comfort of quiet radiant heating, allowing you to enjoy a peaceful environment without the need to turn up the TV when the furnace kicks on. The home features a blend of tile, carpet, and linoleum flooring, providing both style and practicality throughout the living spaces. This home provides easy access to everything you need while maintaining a peaceful suburban feel. This exceptional home is more than just a property; it's a place where cherished memories are waiting to be made. Don't miss the opportunity to call this inviting space your own!

Built in 1970

Essential Information

MLS® #	A2265333
Price	\$589,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,518
Acres	0.40

Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1100 Heritage Road
Subdivision	NONE
City	Barnwell
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 0B0

Amenities

Parking Spaces	8
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s), Jetted Tub
Appliances	Other
Heating	Baseboard, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Paved, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	2
Zoning	Residential R

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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