



**GRASSROOTS**  
REALTY GROUP

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**21 150057HWY544**  
**Rural Newell, County of, Alberta**

**MLS # A2222760**



**\$924,900**

<b>Division:</b>	Rural Newell, County of		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,573 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	5.49 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn, Many Trees, No Neighbours Behind, Undergarment		

<b>Heating:</b>	Boiler, Central, In Floor, Zoned	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	See List		

Welcome to Luxury Acreage Living at Its Finest! Step into a truly exceptional lifestyle with this premier custom-built estate, nestled on 5.49 beautifully landscaped acres. Boasting over 5,100 sq ft of developed living space and an impressive 5-car heated garage, this one-of-a-kind property offers both grandeur and comfort in every detail. From the moment you enter the tiled foyer, you're greeted by rich hardwood flooring that flows into a stunning open-concept great room, perfect for entertaining or unwinding in style. The chef's dream kitchen is a showstopper, featuring granite countertops, stone backsplash, Wolf natural gas cooktop, double ovens, and a side-by-side commercial-grade fridge/freezer. A butler's pantry and thoughtful design elevate this culinary space to the next level. (Trust us, you will want to see this kitchen in person!) Gather around the living room stone face gas fireplace, complete with a built-in entertainment nook for cozy movie nights or gameday! Upstairs, retreat to your luxurious 800+ sq ft primary suite, complete with a two way gas fireplace, an incredible spa inspired 6-piece spa (featuring soaker tub, dual sinks, walk-in shower, toilet, and urinal), and a dream walk-in closet. Two additional oversized bedrooms share a stylish Jack & Jill bathroom, making this floorplan ideal for families or guests. Downstairs is all about fun and functionality—with a pool table area, media room (complete with a 131" 3D projector and surround sound system), 4th bedroom, bonus room, and an entertainer's dream bar featuring dual beer taps, a commercial ice maker, and sleek glass-lit shelving. Step outside into your personal paradise. A tiered wraparound deck flows seamlessly into the custom 9+ ft deep gas heated chlorine pool\*\*\*complete with built-in underwater barstools and an innovative "below deck" area.

pump room. Relax in the 10-person hot tub after a day in the sun, then gather around the impressive patio stone-surround firepit to savor those warm Alberta evenings. For the outdoor chef, the full outdoor kitchen includes a gas grill and sink&mdash;perfect for summer barbecues. Mature trees and a full underground sprinkler system create a lush, private oasis. This is more than a home...it is a lifestyle. A rare, once-in-a-lifetime property in the County that truly has it all. Be sure to explore the immersive 3D virtual tour (best viewed with virtual goggles!) and request the full list of custom features. If you&rsquo;ve been dreaming of the ultimate acreage retreat&mdash;this is it.