



GRASSROOTS
REALTY GROUP

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Lot 51 115057 Township Road 592A
Rural Woodlands County, Alberta

MLS # A2223724



\$829,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,278 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	3.46 Acres		
Lot Feat:	Back Yard, Private		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	CRR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	na		

Stunning Private Acreage Backing onto Town Land. This exceptional property offers the best of both worlds – the privacy of a treed acreage with the convenience of town water and sewer, and natural views. Inside, you'll find 4 spacious bedrooms plus a main-floor office, and 4 bathrooms, with an additional bathroom located in the outdoor work shed. The walkout basement leads to a backyard oasis featuring an outdoor kitchen and natural gas BBQ lines, perfect for entertaining. The main kitchen is a chef's dream with granite countertops, a gas cooktop, electric oven, pot filler and stunning design throughout. The living room is anchored by a cozy wood-burning fireplace with a waterfall feature above, adding warmth and character. The primary suite is a true retreat with vaulted ceilings, two large walk-in closets (one with a laundry chute), and a spa-like ensuite complete with steam shower, double vanities, and a soaker tub. Enjoy main-floor laundry, central air conditioning, in-floor heating, speaker system throughout the home. There is also a RV sewer dump on site. This one-of-a-kind property offers space, luxury, and thoughtful features throughout – a rare opportunity to own an acreage with all the benefits of town proximity.