



**GRASSROOTS**  
REALTY GROUP

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**1B, 16511 532A Township Road  
Rural Yellowhead County, Alberta**

**MLS # A2227819**



**\$1,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,444 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.62 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Garden, Lands		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	CRD
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan		

**Inclusions:** none

Experience Elevated Living Along the McLeod River. Welcome to this stunning custom-built estate, offering over 5,500 sq ft of refined living space on 2.62 private acres with breathtaking views of the McLeod River. Expertly crafted to blend timeless elegance with modern comfort, this home is an ideal sanctuary for family life and sophisticated entertaining. At the heart of the home lies a chef's dream kitchen, complete with abundant cabinetry, expansive counters, a gas range with pot filler, second built-in oven, and a showstopping custom copper range hood by "Hoods by Hammersmith." The adjacent sun-drenched living room features floor-to-ceiling windows and a wood-burning fireplace, framed by locally milled spruce beams that add warmth and rustic character. The main-floor primary suite is a serene retreat, showcasing hardwood floors, direct deck access, and a spa-inspired 5-piece en-suite with a freestanding tub, oversized tile shower, dual vanities, and a peaceful river view. Upstairs, you'll find three spacious bedrooms and a versatile bonus loft. Two bedrooms share a beautifully appointed Jack and Jill bathroom, while the third enjoys a private 3-piece en-suite. The fully finished basement offers even more functional space, including a fifth bedroom, a study, full bath, home gym, storage, and a large recreation/media room outfitted with a high-end Sonos sound system. Built with ICF construction for superior energy efficiency and soundproofing, the home is equipped with premium European Innotech windows and doors, in-ceiling audio on the main floor, and is prepped for in-floor heating throughout. A heated triple garage and wraparound low-maintenance decking complete the package, offering the perfect place to relax in sun or shade and enjoy the soothing sound of the nearby river. Every detail of this residence has been

Carefully considered to offer a lifestyle of comfort, style, and enduring quality.