



GRASSROOTS
REALTY GROUP

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**223016 Twp Rd 102, Rural Lethbridge County
Rural Lethbridge County, Alberta**

MLS # A2230661



\$1,630,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,355 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Garage Door O		
Lot Size:	7.26 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbour		

Heating:	Fireplace(s), Forced Air	Water:	Other, Public
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Central Vacuum, Crown Molding, Double Vanity, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, gas stove, dishwasher, washer, dryer, window coverings, central vac & attachments, garage door opener + remote, microwave, garage heater.

Welcome to one of the most sought-after properties in the Park Lake area—where refined living meets rural freedom, just 10 minutes from Lethbridge and right across the road from Park Lake Provincial Park. Set on over 7 pristine acres, this extraordinary estate offers the perfect blend of privacy, quality, and lifestyle. The custom-built, fully finished home boasts more than 3,900 square feet of thoughtfully designed living space, including 4 spacious bedrooms, 3 bathrooms, and a large bonus room above the garage—perfect for a home office, gym, or media space. Designed for entertaining and comfort, the open-concept kitchen, dining, and living rooms flow seamlessly together beneath 9-foot ceilings and bask in natural light. High-end finishes include custom quartersawn oak cabinetry and woodwork, a gas fireplace, main floor laundry, and two inviting decks that open to your own peaceful prairie retreat. When it's time to unwind, the primary suite offers a spa-like escape with a luxurious ensuite, oversized walk-in closet, and private balcony overlooking the serene countryside. The lower level features two additional bedrooms, a full bathroom, a large recreational space, and endless storage. Whether you're hosting friends or managing a busy family life, this home has space and flexibility to match your needs. For those with hobbies or home businesses, the 40' x 60' heated shop is a standout—fully equipped for storage, workspace, loft 9' x 31', and all your vehicles or toys. The heated attached garage includes a finished, water-serviced room perfect for a salon, studio, massage practice, or a deluxe mudroom conversion. Agriculture zoning allows for an additional home to be built if so desired. With city water, mature landscaping, underground sprinklers, and low-maintenance exterior finishes like Hardie siding,

stonework, and cedar accents, and a new roof in 2024, this property was built to impress and last. If you're seeking an acreage that blends executive quality with room to roam, look no further. Bring your animals, bring your vision, and create the lifestyle you've been dreaming of. Park Lake's finest. A rare opportunity. Book your private showing today with your favorite REALTOR®;