



GRASSROOTS
REALTY GROUP

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40201 RR 19-2
Rural Stettler No. 6, County of, Alberta

MLS # A2231405



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,070 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Garage Door Opener, Garage		
Lot Size:	9.88 Acres		
Lot Feat:	Backs on to Park/Green Space, Farm, Few Trees, Front Yard, Fruit Trees/Shr		

Heating:	Forced Air, Propane, Wood Stove	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	Ag.
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, French Door, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pool Table, Hot Tub		

WELCOME TO ALBERTA! On offer is an immaculate acreage nestled in the hills of beautiful No. 6 Stettler County for those who want to spend their days in the epitome of western luxury. At over 4100 square feet of living space between the main level and walkout basement, no expense was spared in its premium finishes and masterful design. The grand entry makes a statement showcasing outstanding works of art, welcoming you through into the open concept kitchen and living area. Be awestruck by the gorgeous custom cabinetry, quartz counter tops, gas fireplace and covered balconies: one for visiting, the other just off the kitchen for barbecuing. Ultra high end stainless appliances including a gas cooktop, built-in oven and convection microwave, dishwasher and refrigerator and even a wine fridge tucked under the end of the sit-up island. A micro office hidden off to the side is very practical and very cool, the walk-in pantry at the other end checks off all the boxes to make this a dream kitchen. Vistas to the North, West & East incorporate the beautiful natural surroundings into your day. The Master is the gem we'd expect in a home of this calibre, dual vanity ensuite with walk in shower and walk-in closet. Spacious second bedroom on the main floor conveniently next door to the main floor bathroom. If the kitchen is the heart of the home, this basement is the pulse with a central family room ideal for entertaining with the pool table, wet bar and adorned with more brilliant artwork! Out on the patio for a quick dip in the hot tub and then back inside to the suite on the north end, or the pair of bedrooms on the south to tuck in for the night, even though we can't technically call the one bedroom a bedroom because the windows are solid. Massive three car garage set up to keep the vehicles clean and pristine and the SideXSide or ATV's in their own space, complete with its own washroom

bringing the house total to 5. Out to the shop and you'll find everything needed for a hotblooded North American! 40X60', in-floor heat, totally finished and looking like a showroom for the tools. The office, a touch of class, with a bonus rec. room upstairs for a multitude of uses. A wood burning stove in the centre of it to keep things cozy or act as a backup heat source. A 20' lean-to built off the end for covered storage and a 10X20' overhang added on the front for a western flare while keeping the rain and mud away from the front door with the help of a new concrete skirting at the shop. Excellently set up for horses complete with outdoor riding arena, built in-shelter in the NW corner of the shop, covered hay storage and many paddocks + sheds & water bowls! The whole property is cross fenced, and the north field produces good hay. Even the greenhouse looks like it belongs in a magazine! The regional water line services the house and a good well takes care of the yard & stock. Lastly, multiple spots to have a bonfire and howl at the moon in the rolling hills of this 9.88 acre Masterpiece!