



GRASSROOTS
REALTY GROUP

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207, 25518 TOWNSHIP ROAD 505B SEABOLT ESTATES MLS # A2250534 Rural Yellowhead County, Alberta



\$1,450,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,621 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Double Garage Attached, Double Garage Detached, Triple Garage Detached		
Lot Size:	3.26 Acres		
Lot Feat:	Front Yard, Gentle Sloping, Lawn, Many Trees, Secluded, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage		
Inclusions:	reverse osmosis		

A rare opportunity to own a luxury property perched on 3.26 private treed acres in Seabolt Estates. This expansive bungalow offers the convenience of single level living combined with a fully developed walk out basement, an attached double garage, and 2 shops. Thoughtfully designed floor plan delivers generous entertaining zones on the main floor. From the moment you enter, the home radiates a sense of refined luxury. The main level showcases hardwood flooring seamlessly connecting a pair of inviting living rooms designed for formal entertaining or everyday family gatherings. The kitchen is a centerpiece of modern elegance, with quartz counters, an island with eating bar, high end appliances, and kitchen nook accented with coffered ceilings and wainscoting. A formal dining room can also be found, which design also allows this room to flex into another bedroom, with patio doors out. The primary bedroom features a luxury ensuite with corner soaking tub, walk in shower, and in floor heat. Another office/room that features a built in Murphy Bed and Cabinetry. A powder room, and a well appointed laundry room with a huge pantry, a farmhouse sink, and access to the heated attached garage round out the main floor. The lower level is completely developed, with a family room and bar for entertaining, while two walkouts expand the living area to the outdoors and enhance accessibility. The basement includes 4 additional bedrooms, and a kitchen suite to further broaden the possibilities for in law arrangements, rental income, or a private living space for extended family. 3 of the 4 bedrooms feature an ensuite in each room., and another 3 piece bathroom is located in the basement. European tilt and turn windows flood the interior with natural light, and also features roll shutters that enhance energy efficiency, and privacy, while mountain views bring the outdoors inside

and elevate everyday living. Outdoor living on this property is as impressive as the interior. A dedicated firepit area provides a focal point for gatherings, and relaxing, and features a gazebo and wood shelter. In addition there are 2 shops, presenting a rare combination of vehicle storage and hobby functionality. Shop #1: 30 X 38'10 with 13.6 ceilings and two 12' high doors. Shop #2: 46 X 30 with 14' ceilings, two 12' high doors, and one 10' high door. Both shops are heated with driveway access. This property is ready to welcome its new owner.