



GRASSROOTS
REALTY GROUP

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81457A Range Road 210
Rural Northern Sunrise County, Alberta

MLS # A2269556



\$799,000

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,202 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	15.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-81-21-W5
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	AD
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge in garage, stove in garage, all existing window coverings, 3 tarp sheds

Private Riverfront Retreat on 15 Acres – A Custom-Built Masterpiece! Welcome to your own private oasis nestled among the trees and overlooking the tranquil Heart River. This exceptional 15-acre property offers unmatched privacy, peace, and natural beauty — the perfect blend of luxury living and country serenity. Every detail of this custom-built home was carefully designed with quality and comfort in mind. No expense was spared, and only the finest materials were used throughout. With over two fully finished levels, the stunning floorplan features 5 spacious bedrooms and 4 beautifully appointed bathrooms, offering room for family, guests, and flexibility for multi-generational living. Step inside to find rich ash hardwood floors and a warm, inviting atmosphere that instantly feels like home. The custom birch kitchen is a chef’s dream — thoughtfully designed with generous storage, high-end finishes, and ample space to gather and create. Enjoy family meals in the expansive dining room with built-ins or unwind in the cozy living room, where a beautiful fireplace anchors the space and adds to the home’s charm. The primary suite is a private retreat of its own, featuring a luxurious ensuite complete with a large soaker tub — the ideal place to relax after a long day. The fully finished walkout basement expands your living space with abundant natural light, a second laundry area, and incredible flexibility to accommodate extended family, caregivers, or even a separate living area. Comfort and convenience are at the forefront here, with in-floor heating, air conditioning, and a top-of-the-line heating system ensuring year-round comfort. A large attached garage offers plenty of space for vehicles, hobbies, and storage, while a separate shop site with its own access road to the north provides the perfect setup for those wanting to operate a

business from home. Lovingly maintained and immaculately cared for, this property is truly move-in ready — offering the rare combination of craftsmanship, privacy, and versatility that’s hard to find. Don’t miss the opportunity to own this one-of-a-kind property where elegance meets the peace of country living. Schedule your private showing today and experience all that this exceptional home has to offer.