



**GRASSROOTS**  
REALTY GROUP

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**664063 Range Road 181**  
**Rural Athabasca County, Alberta**

**MLS # A2279205**



**\$719,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,675 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.63 Acres		
<b>Lot Feat:</b>	Cleared, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Private, Se		

<b>Heating:</b>	Boiler, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas, Wall Furnace	<b>Water:</b>	Cistern
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	Electricity, Natural Gas Connected
<b>Features:</b>	Dry Bar, Sauna		

**Inclusions:** NA

This exceptional 2,758 sq ft custom-built home sits on a private 3.66-acre parcel just minutes from North Buck Lake, offering a rare combination of space, craftsmanship, and refined rural living. Designed with both comfort and entertaining in mind, the home features three spacious bedrooms—each with its own full ensuite—while the primary suite rivals the amenities of a five-star hotel. The primary bedroom includes a custom walk-in closet by California Closets and a spa-inspired ensuite complete with a freestanding Roman soaker tub, glass-enclosed shower, dual sinks, and an infrared sauna. A well-appointed den or office at the front of the home provides an ideal workspace with expansive views across the property. At the heart of the home is a stunning chef-inspired kitchen, showcasing custom cabinetry and elegant quartz countertops with chiseled edging for timeless character. The oversized island includes a dedicated prep zone with vegetable sink and garburator, while double wall ovens, a natural gas cooktop with premium exhaust, built-in microwave, wine fridge, large refrigerator, and an impressive walk-in pantry with a second fridge make hosting effortless. The dining room is both elegant and inviting, framed by large windows and direct access to the covered patio—perfect for gatherings large or small. Adjacent, the expansive living room features a gas fireplace and overlooks the backyard and patio, creating a warm and welcoming central living space. Outside, over \$150,000 has been invested in professional landscaping, with thoughtfully placed plants and shrubbery enhancing the immediate yard area. A 24-foot above-ground pool with private deck access, oversized natural gas heater, and integrated storage allows for an extended swimming season, while a newer hot tub offers year-round relaxation. For those needing space for

equipment, hobbies, or toys, the 40' x 60' shop with high ceilings is a standout feature, complemented by a large greenhouse. Additional comforts include central air conditioning and a highly versatile heating system with four heat sources—forced air, in-floor radiant heat, wall-mounted heaters, and a gas fireplace with blower—ensuring efficiency and reliability year-round. This property offers a rare balance of luxury, functionality, and outdoor lifestyle. With expansive land, premium improvements, and exceptional attention to detail throughout, it is an ideal retreat for those seeking privacy, comfort, and enduring quality—without sacrificing proximity to essential amenities.