



54080, 202 Range
Rural Warner No. 5, County of, Alberta

MLS # A2280717



\$839,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,335 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	4.05 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn,		

Heating:	In Floor	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stucco	Zoning:	Country Residential
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Kitchen Island, Natural Woodwork, No Smoking Home, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Step into this exceptional home, thoughtfully constructed with ICF concrete block walls from foundation to ceiling, offering superior energy efficiency, durability, and year-round comfort. A welcoming foyer opens into a stunning living room, where soaring vaulted ceilings and an abundance of natural light create a bright, inviting atmosphere. A cozy wood stove anchors the space—perfect for relaxing evenings or entertaining guests. The expansive kitchen is truly the heart of the home, featuring custom hickory cabinetry, solid granite countertops, and generous workspace. Designed with both function and style in mind, it’s ideal for hosting gatherings or enjoying everyday living with ease. Retreat to the spacious primary suite, complete with a luxurious ensuite offering a soaker tub and steam shower—your own private spa experience. Four additional bedrooms provide exceptional flexibility for family, guests, or home office needs. The walk-out basement offers seamless access to the beautifully landscaped 4-acre property, while the new wrap-around deck creates the perfect setting for entertaining, summer barbecues, or simply taking in the peaceful surroundings. Comfort and efficiency are top of mind with hydronic in-floor heating, delivering consistent, cozy warmth throughout the home. The exterior has been refreshed with new stucco, enhancing both curb appeal and durability. This property is exceptionally well-equipped with connection to treated town water, providing reliability and peace of mind, along with a domestic irrigation turnout to meet all your outdoor watering needs—ideal for maintaining lush landscaping, mature trees, or expansive gardens. Blending rural tranquility with modern convenience, this remarkable property truly has it all—schedule your private viewing today and experience it for yourself.