



19003 TWP 522
Rural Beaver County, Alberta

MLS # A2280902



\$1,075,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,947 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Driveway, Electric Gate, Garage Door Opener, Triple Garage Detach		
Lot Size:	28.49 Acres		
Lot Feat:	Corner Lot, No Neighbours Behind, See Remarks		

Heating:	High Efficiency, Fireplace Insert, Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Hardwood, Other	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-52-19-W4
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame, Wood Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	Natural Gas Paid, Electricity Paid For, Heating Paid For
Features:	Beamed Ceilings, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s), Wet Bar		
Inclusions:	Gazebo, Children's playground structures, Automatic gate and control(includes 2 fobs) Outdoor Sound System		

Custom-built Whisper Creek Kodiak Mountain Hybrid on 28.49 acres in Beaver County, featuring a triple detached garage designed to offer an exceptional blend of rustic luxury and modern comfort. This open-concept home welcomes you with soaring 20' vaulted ceilings, striking log accents, and expansive windows that fill the space with natural light. A stunning stone fireplace with log mantel anchors the living room, while the loft above overlooks the dining and living area, enhancing the home's grand yet inviting feel. The Kitchen is designed for both everyday living and entertaining, featuring abundant soft-close cabinetry, quartz countertops, a commercial sized fridge, gas cooktop, walk-in pantry with a coffee bar, and a large prep island with seating. The primary suite is a private retreat with an elegant 5-piece ensuite, complete with a classic clawfoot soaker tub and walk in shower. A 60" electric fireplace with numerous settings creates a relaxing atmosphere in the primary. The main level also includes a spacious mudroom/laundry room with locker-style storage and a convenient 2-piece bath. Smart light switches throughout the home. The lower level offers three additional bedrooms, a generous rec room, Kitchenette, 4-piece bath and walkout access to a covered patio and covered firepit area, extending your living space outdoors year-round. Enjoy peaceful country views from the wraparound deck and welcoming covered front porch. An oversized triple car garage with 60 amp sub panel -ideal for workshop use, or additional powered equipment. The property is landscaped with a green space, kids' playground, and hay field, providing both function and room to roam. There is a separate 100 amp panel next to the greenhouse with a 30 amp RV shore power. Potential to add a second dwelling and additional outbuildings, offering flexibility for future expansion. Built with

attention to detail, this home showcases quality craftsmanship throughout-an incredible opportunity for those seeking space, privacy and mountain inspired living. Just a 30 minute commute to Sherwood Park and Edmonton. A must see!