



**114 Greenwood Bend  
Rural Mackenzie County, Alberta**

**MLS # A2282316**



**\$945,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,542 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.16 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Few Trees, Front Yard, Garden, Lawn, Low Maintenance		

<b>Heating:</b>	Central	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	13-106-15-W5
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RC4
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** shed (behind house)

Experience country living at its finest with this exceptional 3.16-acre property, featuring a 2,374 sq. ft. residence paired with a premium heated shop. The home showcases thoughtful design and high-end finishes throughout, including a spacious primary suite with a luxurious ensuite, generator backup for peace of mind, central A/C, and a covered deck ideal for relaxing or entertaining. An oversized garage adds convenience, while a dedicated playroom provides space for family or guests. Outdoors, the property offers a partially fenced yard for privacy, a large gravel pad, and room for pasture or horses, creating endless possibilities. The impressive shop is designed with in-floor heating across three zones, ensuring year-round comfort, and includes a well-equipped workshop, bathroom, and extensive storage space. Every detail has been carefully considered, offering both functionality and elegance in a setting that balances rural tranquility with modern comfort.