



**102082 RGE RD 123**  
**Rural Forty Mile No. 8, County of, Alberta**

**MLS # A2289370**



**\$1,800,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,778 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Parking Pad, RV Garage, Triple Garage Attached		
<b>Lot Size:</b>	8.25 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Underground Sprinklers		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	Dugout, See Remarks
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Other, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	16-10-12-W4
<b>Exterior:</b>	Brick	<b>Zoning:</b>	UF- Urban Fringe
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Walk-In Closet(s)		

**Inclusions:** Ask listing agent

Beautiful acreage with all the bells and whistles~ starting with the location ! Located a short distance off of highway 3, between Grassy Lake and Burdett Ab. The home was custom built by the family, and was built with custom bricks all the way from Texas, so an original ! This 6 bed 2 full baths and 3~ half baths( Including the attached garage) sits on 8.25 acres. The home is 3778sqft, complete with 2 screened sunrooms( a laundry room that has 2 sets of stackable washers and dryers! There is more cabinet space than you would ever need, and custom built-ins for all the conveniences. A walk-in pantry, and island, and miles of counter space. The kitchen really has room for the whole family ... Beautiful living room with tons of natural light, master bedroom has 2 walk-in closets, and the most amazing shower in the En-suite- complete with steam, radio, colors for the rain head, to many options to list. The front foyer, you'll find a huge space for the whole family to be in at one time, custom cabinets for shoe storage, two closets, and front and back entrances-including the entrance to the attached garage. The basement is fully finished with three bedrooms, a full bathroom, and consists of the even heat of in-floor heating. The garage boasts, triple car garage (39x34) heated with floor heat, a BONUS area of a full butcher space. At one time a commercial butcher shop was ran out of here. a 30x35 space, overhead garage door , walk-in cooler, sinks and counters.. the full set-up ( All additional machines and supplies may be up for discussion) The upstairs in the garage has an amazing loft room( bedroom, or meeting room..) comes complete with a bathroom, and an outside Covered patio...a 20x35 deck, compete with cedar woodwork on the cathedral ceiling and pot light lightning. The sunsets here are amazing, and room for the whole family...The roof is a TEFLON COATED

AUMINUM ROOF with a LIFETIME WARRANTY !!Outside has Underground sprinklers, a aerated pond which is used for the home, garage and shop. The home has a custom filtration system that cost \$16,000 back in 2011 ( today would be around \$40,000 ) The pond is 70x170x18' deep, and filled 3 times a year. THE RV SHOP -gravel floor- is 28x70, and 6x6 post construction, spray foam insulation, and a 14 ft garage door. SHOP- the main shop is 60x120, and was built on 2001, and features in floor heating, a mezzanine ( 7.5'x40')and storage room, a coffee room/kitchen and a bathroom complete with a shower. Spray foam insulated walls, 20' of blown-in insulation, and for convenience a 28'x16' remote door, and another 16' door . This property has many things to list when it comes to utilities~ 48 solar panels that are owned, providing power to the grid which makes a huge difference in the power bills. Shop is 3 phase, and SMRID access for the pond for water. This acreage offers a unique opportunity to live and work at your home, and has way to many upgrades and conveniences to mention.