



SW-6-104-14-W5 RGE RD 145
Rural Mackenzie County, Alberta

MLS # A2300307



\$1,549,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,924 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	146.99 Acres		
Lot Feat:	Backs on to Park/Green Space, Farm, Garden, Landscaped, Lawn, Low Main		

Heating:	High Efficiency	Water:	Cistern
Floors:	Carpet, Vinyl	Sewer:	Other, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-104-14-W5
Exterior:	See Remarks	Zoning:	A
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, curtain rods,

This 147 acre parcel is bordered by crown land on 2 sides and has a creek running through it on the South side. There are approximately 120 acres of Organic arable acres. You will appreciate the long driveway bordered by rancher fencing, tall trees and the 100% seclusion this property offers. Other great exterior features include a riding arena setup for barrels, pole bending and roping. Along with fencing for farm animals, picturesque views, large parking pad and many more small details that you would expect with a property of this magnitude. The home measures just under 3000 square feet plus an additional 1744 square feet in the basement. The exterior is finished with wood and offers 3 large covered decks. The walk out basement gives you another entrance option or a space that could easily be converted into a 6th bedroom. Walking into the main entrance you will be greeted by a powder room, access to a laundry room and leads you into a spacious living, dining and kitchen area highlighted with large windows and 19' ceilings. The kitchen is efficiently planned with numerous cabinets, island, pantry and high end appliances. The main level also includes a master suite (full blue prints/floor plan renderings available). The upper has 3 bedrooms, a landing/bonus room and a full bathroom. The basement has 2 living/rumpus rooms, a cold room, large entry (could be converted to a bedroom), and a bedroom. The home has 2 furnaces with A/C and in floor heating in the basement.