



**222041 Township 650 Road
Athabasca, Alberta**

MLS # A2304129



\$975,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,974 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Gravel Driveway, Triple Garage Attached		
Lot Size:	79.74 Acres		
Lot Feat:	Creek/River/Stream/Pond, Dog Run Fenced In, Lawn, Private, Secluded, Tree		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-64-22-W4
Exterior:	Concrete, Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this gem of a property just south of Colinton, nestled within nearly 80 acres of mature trees. Hidden away, this estate offers the kind of seclusion and privacy that's increasingly hard to find—your own peaceful retreat surrounded by natural, indigenous forest. A setting that's truly hard to leave, as the winding approach draws you into this private haven. This beautiful, custom-built bungalow-style home is designed for both comfort and function, featuring 4 bedrooms, 3 bathrooms, and a triple attached garage. The walk-out basement is already plumbed for a bar, and is enhanced by 9-foot ceilings and in-floor heating, creating a bright, comfortable space perfect for entertaining year-round. Inside, you'll find high-end finishes throughout, including a stunning kitchen with an oversized granite island, rich cherry wood cabinetry, and a layout truly made for cooking and gathering. Vaulted ceilings and large windows fill the home with natural light while showcasing the breathtaking views of the surrounding landscape. A wood-burning fireplace adds warmth and charm, creating a cozy atmosphere during the winter months. The home also offers ample storage, a functional mudroom, and a well-designed laundry area to support everyday living with ease. Step outside and enjoy the wraparound porch and covered deck, giving you the perfect spot to relax with your morning coffee or unwind at the end of the day—rain or shine, sun or snow. Located within a renowned hunting area, this property is surrounded by an abundance of wildlife, making it an exceptional opportunity for outdoor enthusiasts and nature lovers alike. If you've been searching for a private haven with space and beauty, this exceptional property delivers. Come experience it for yourself.