



12 Carlisle Road
Rural Stettler No. 6, County of, Alberta

MLS # A2115950



\$700,000

| | | | |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| Division: | Carlisle Estates | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,699 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door | | |
| Lot Size: | 3.95 Acres | | |
| Lot Feat: | Few Trees, Garden, Low Maintenance Landscape, Landscaped, Open Lot | | |

| | | | |
|--------------------|------------------------------------------------|-------------------|---------------|
| Heating: | In Floor, Fireplace(s), Hot Water, Natural Gas | Water: | Well |
| Floors: | Ceramic Tile, Cork, Laminate, Linoleum | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, ICFs (Insulated Concrete Forms), Stucco | Zoning: | CR-EQ |
| Foundation: | ICF Block | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Shed 12' x 23'10

Looking to escape to your own slice of paradise with this exquisite acreage-style living, where the tranquility of country life meets the convenience of town amenities just a short few minutes drive away. Nestled on 3.95 acres of land, on 2 titles, this meticulously crafted home embodies quality and resilience at every turn. Constructed with superior Insulated Concrete Form (ICF) technology from foundation to rafters, this climate-resilient sanctuary ensures unparalleled durability and energy efficiency. Step inside to discover a custom-built oasis boasting 4 bedrooms, 3 baths, and 2 versatile bonus rooms on the main level ideal for a home office or nursery. The heart of the home welcomes you with a captivating open-concept design adorned with gleaming granite countertops, exquisite cabinetry, and top-of-the-line Canadian brand kitchen appliances. A spacious dining area welcomes gatherings, complete with French doors leading to a two-tiered, partially covered deck with a cozy fire pit—perfect for entertaining under the stars. Relax in the inviting living room, anchored by a built-in gas fireplace, before retiring to the luxurious master suite. Here, indulgence awaits with a lavish 5-piece ensuite featuring a claw-footed soaker tub, walk-in shower, and a sprawling walk-through closet. Step outside through patio doors to your own private deck, enveloped by a serene fenced-in oasis. Designed for practicality, a mud/laundry room on the main level caters to the demands of acreage living. Descend to the lower level to discover beautiful oak flooring, a spacious media room, complete with a wet bar and games area, along with three generously sized bedrooms and another 5-piece bathroom. No detail has been overlooked, with the home wired for sound throughout the main level and decks, ensuring seamless entertainment experiences. Modern comforts abound

with a newer upgraded water on-demand system, high-efficiency furnace, and a 17W backup power system, complemented by two sump pumps for added peace of mind. Outside, a 28 x 47 fully finished, heated shop awaits, boasting 12-foot walls and a 10x10-foot door, alongside two smaller doors for recreational vehicles or lawn equipment. Surrounding the property, mature spruce trees and a flourishing garden area beckon, fencing, while a dedicated fire pit area sets the stage for cozy evenings. Quietly nestled within an inviting community, this exceptional property offers the perfect blend of rural serenity and urban convenience, allowing you to embrace the spaciousness of country living while still enjoying all the comforts of town.