



20036 Township Road 414
Rural Stettler No. 6, County of, Alberta

MLS # A2118126



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,822 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Heated Garage, Quad or More Detached		
Lot Size:	153.60 Acres		
Lot Feat:	Farm, See Remarks, Treed, Wetlands		

Heating:	Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	25-41-20-W4
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	Agricultural
Foundation:	ICF Block	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Granite Counters, Natural Woodwork, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

Come home to the country! Thoughtfully designed and built with attention to detail by Linwood Custom Homes in 2015. This post and beam two-storey Craftsman exudes luxury and warmth all-through the home. High-end finishes and quality are evident throughout the three-bedroom home, including a primary suite on the main with three-piece en-suite. The lodge-style masonry wood-burning fireplace in the living room is efficient and eye-catching. Key features of the home include an ICF foundation, in-floor heating in the basement, a Polaris boiler, and a forced air furnace. The drilled well provides ample water volume for domestic use and gardening needs. This dream acreage offers a partially finished basement with framing and plumbing in place for an additional bedroom, bathroom, family room and storage space. Outdoor amenities feature a 40' x 30' in-floor heated detached garage and an 8' x 16' storage garage. For agricultural enthusiasts, there are 110 farmable acres currently rented out to a local farmer. The land is suitable for hay production, yielding approximately 1-1.5 round bales per acre. Situated in a private and tranquil location near conservation areas. This parcel of land offers a peaceful retreat. Zoned Agricultural, it presents versatile opportunities for farming or enjoying rural living.