



40201 RR 19-2
Rural Stettler No. 6, County of, Alberta

MLS # A2121369



\$1,550,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,070 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Quad or More Detached, Triple Garage Attached		
Lot Size:	9.88 Acres		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Propane, Wood Stove	Water:	Public, Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	Agriculture
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Pool Table, Hot Tub		

Spectacular! There's no other word to describe it. This immaculate acreage nestled in the hills of beautiful Stettler County is on offer for those who want to spend their days in the epitome of western luxury. At over 4100 square feet of living space between the main level and walkout basement, no expense was spared in its premium finishes and masterful design. The grand entry makes a statement showcasing outstanding works of art, welcoming you through into the open concept kitchen and living area. It's okay to be awestruck by the gorgeous custom cabinetry, quartz counter tops, gas fireplace and covered balconies: one for visiting, the other just off the kitchen for barbecuing. Ultra high end stainless appliances including a gas cooktop, built-in oven and convection microwave, dishwasher and refrigerator and even a wine fridge tucked under the end of the sit-up island. A micro office hidden off to the side is very practical and very cool, the walk-in pantry at the other end checks off all the boxes to make this a dream kitchen. Vistas to the North, West & East incorporate the beautiful natural surroundings into your day. The Master is the gem we'd expect in a home of this calibre, dual vanity ensuite with walk in shower and walk-in closet. Spacious second bedroom on the main floor conveniently next door to the main floor bathroom. If the kitchen is the heart of the home, this basement is the pulse with a central family room ideal for entertaining with the pool table, wet bar and adorned with more brilliant artwork! Out on the patio for a quick dip in the hot tub and then back inside to the suite on the north end, or the pair of bedrooms on the south to tuck in for the night, even though we can't technically call the one bedroom a bedroom because the windows are solid. Massive three car garage set up to keep the vehicles clean and pristine and the SideXSide or ATV's in their own

space, complete with its own washroom bringing the house total to 5. Out to the shop and you'll find everything needed for a hotblooded North American! 40X60', in-floor heat, totally finished and looking like a showroom for the tools. The office, a touch of class, with a bonus rec. room upstairs for a multitude of uses. A wood burning stove in the centre of it to keep things cozy or act as a backup heat source. A 20' lean-to built off the end for covered storage and a 10X20' overhang added on the front for a western flare while keeping the rain and mud away from the front door. Excellently set up for horses complete with outdoor riding arena, built in-shelter in the NW corner of the shop, covered hay storage and many paddocks + sheds & water bowls! the whole property is fenced and cross fenced. Even the greenhouse looks like it belongs in a magazine! The regional water line services the house and a good deep well takes care of the yard and stock. Lastly, multiple spots to have a bonfire and howl at the moon in the rolling hills of this 9.88 acre Masterpiece!