



**593068 Range Road 124**  
**Rural Woodlands County, Alberta**

**MLS # A2126477**



**\$1,399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,110 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	8.95 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Gentle Sloping, Treed, Vie		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate, Marble, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Central Vacuum, Crown Molding, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** hot tub, 4 tv's

Absolutely breathtaking executive style home with outstanding panoramic peaceful country views only 5 minutes from town. This gorgeous meticulously custom built home is situated on a stunning fully landscaped acreage. Over 6000 sq feet of fully finished living space and an attached triple car heated garage with 8' overhead doors. As you walk in the center piece staircase and fireplace will take your breath away and are second to none. Pick any of the triple pane tinted anti glare windows (all replaced in 2022) and the views are amazing. The home is fully developed on all levels and has a walkout basement .The main level features a chefs dream kitchen with double ovens with additional warming oven, 2 islands with bar seating, custom crafted alder cabinets, superior appliances ( wolf,subzero & Dacor) . Laundry, 2 bedrooms and 2 bathrooms are also on this level. Massive vaulted ceilings are seen throughout this open concept home. The upper level features the massive primary suite also boasting vaulted ceilings a private fireplace with a luxurious spa like 5 piece ensuite complete with in floor heating, dual sinks, deep jetted tub, double walk in shower, marble tile and the walk in closet is a complete dream with many custom built ins and seating. Upper level features also include a massive recreational room perfect for a gym/home office/ or games room. There is also a relaxation area with a cozy fireplace. The basement has another kitchen, bedroom, laundry and 3 piece bathroom making this perfect for guests or a nanny suite. Huge common area compliments a fully custom built wet bar with an extra cold room for storage. Walkout to an additional covered concrete patio boasting a hot tub with breathtaking views. So to recap here we have 4 bedrooms, 4 bathrooms, 2 kitchens, 2 laundry, 5 fireplaces, air conditioning, infloor heating, alarm systems,

numerous appliances, an unbelievable view on a beautifully set acreage close to town on pavement with town water in a masterfully crafted executive home. This home has so many upgraded features it is a must to see to truly appreciate all this property has to offer.