



516B Seabolt Estates
Rural Yellowhead County, Alberta

MLS # A2127574



\$1,299,999

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,260 sq.ft.	Age:	2020 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Gravel Driveway, Quad or More Attached, RV Garage		
Lot Size:	5.54 Acres		
Lot Feat:	Dog Run Fenced In, Irregular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Tile, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	CRD
Foundation:	Slab	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: WASHER & DRYER IN SHOP NOT INCLUDED

Welcome to the complete package! A modern, recently-built home of over 3000sqft and an attached 2 bay shop on 5.54 acres with an amazing view of the Rockies. Construction of this gorgeous home was completed in 2021 and it features tasteful decor and quality finishings. Through the front door, you are greeted by the bright main living space and a view to the west of the mountains. This area benefits from a 12.5' vaulted ceiling at the peak and the open design is ideal for entertaining. The kitchen is very nice with stone counters, a large prep island with seating for 4, and a pantry. There is a gas fireplace in the living room and a very spacious dining room area for even the largest table. The home offers 5 bedrooms including the primary suite on the main level - quite simply, this bedroom is amazing with a massive walk-through closet complete with laundry and an ensuite bathroom that makes you feel like you're at the spa. The main floor also offers a second bedroom and full 4pc guest bathroom. Upstairs, there are 3 more bedrooms, all with walk-in closets and west-facing windows. Upstairs also has a 3rd full bath. The shop is 44'x45' with 19' ceilings and two 12'x14' overhead doors. Infrared radiant heat, 220 plugs, a floor drain, great lighting, and an office/utility room with secondary laundry off the back of the shop space. Outside, there's more than 2000sqft of stamped concrete including the pad in front of the garage and a wrap around patio. Some patio space is covered or partly enclosed so no matter the time of day, you will always be able to find sun, shade, or shelter from the elements with the well-thought out exterior design. Nice landscaping complete with flower beds and some chain link fencing for dogs. And the view of the mountains including Roche Miette is incredible!

UPDATE:

SUITE POTENTIAL BEING ADDED WITH CONSTRUCTION STARTING SPRING OF 2024 - Professional contractor has been engaged to add exterior stairs and a separate access into the upper level. This will allow flexibility to the new owner to offer a second living quarters with great potential for revenue or multi-generational family living arrangements.