



**593038, West Mountain Road  
Rural Woodlands County, Alberta**

**MLS # A2128270**



**\$799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	8.67 Acres		
<b>Lot Feat:</b>	Brush, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Irreg		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Drinking Water, Private, Well
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Pantry, Vinyl Windows		

**Inclusions:** ice maker , blinds, shelves in garage.

Introducing a truly remarkable gem: a beautiful private acreage just three minutes away from town. This captivating story-and-a-half home offers an impressive 1845 ft.&sup2; of quality living space, featuring 5 bedrooms & 3 bathrooms. Nestled on top of a hill with fabulous views privacy and serenity are guaranteed. Step into a world of elegance as you explore the sprawling eight-point-seven acres of this property, surrounded by a fenced yard to keep in children and pets. The interior boasts exquisite granite counters, sleek stainless-steel appliances, and stylish maple cabinets, all within an open and modern floor plan. Indulge in the pleasure of relaxation as you cozy up by the fireplace in the living room, or step onto the large deck to soak in the picturesque views. The walkout basement offers a delightful family room with a pool table, perfect for entertaining guests. There is an attached 24 x 28 heated garage with in-floor heat as well there is in-floor heat in the basement ensuring comfort throughout the seasons. Additionally, a separate detached shop awaits, measuring an impressive 40 x 60, complete with a mezzanine, two large overhead doors (16 ft) ,bathroom, and laundry facilities. Privacy and tranquility are paramount in this property. The master suite, situated alone on the top floor, is both spacious and beautiful, featuring a grand ensuite and a balcony that invites you to enjoy the surrounding beauty. Located on a hill high above the McLeod River4 wheeling, snow machine trails, sledding, hunting and river boating are just outside your door. You simply must experience this acreage for yourself, to immerse yourself in the splendor of this privately nestled, exquisitely landscaped yard, house, garage, and shop. This is truly a full meal deal, a once-in-a-lifetime opportunity waiting to be seized.