



**235044 Twp 821A**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2130785**



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, One & 3/4		
<b>Size:</b>	3,323 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	134.02 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Interior Lot, Landsc		

<b>Heating:</b>	Central, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	7-82-23-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	IR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Pantry, Primary Downstairs, Sauna, Storage, Vinyl Windows

**Inclusions:** 2 freezers in garage, 2 Captain beds and mattresses on second floor, Fridge in garage

134 acres in a beautiful location with a beautiful custom designed home...perfectly designed for a quiet and private lifestyle. Located on one of the few river lots in the Peace country.... which rarely come on the market. Just 1 km west of the Shaftsbury Ferry, you get to choose between the best worlds of Peace River and Grimshaw. This uniquely designed home is built to enjoy the rolling hills and sweeping river view. This two level house is nestled and built into the hills offering 13.6 ft concrete walls on the main floor. This type of home distinguishes itself with its wonderful view, abundant light, and the added bonus of separate living areas on different levels. The main living area is on the bottom level with a large and welcoming entry leading you to the country kitchen/dining space which is open to the a very inviting living room with windows that show off the landscape. This floor features a stunning bank of windows and gorgeous high trayed ceilings. The primary bedroom on this level is complimented by a lavish ensuite with a new customized shower, a sauna with infrared radiant heat, along with a huge custom built dressing room. The upstairs takes on a life of its own with 2 large bedrooms, a 3 pc bathroom, small kitchen and storage room. The well thought-out feature on this second floor is the centrally configured family room. This is the perfect set-up for intergenerational living. The focal point here is the outstanding bank of three patio doors opening up to a deck which brings the beauty of the outdoors to you. The main floor offers in floor heat with a 2 year old boiler. The 65 gallon hot water tank is only 2 yr old with high BTUs for quick recovery. For the possible speculative investor, please note that this is one of the few acreages in the area where sub-dividing is an option. 10 acres of this land is designated to an orchard of domestic "Northline saskatoon

berries"; just the right size for a U-pick operation. A large garden space and cherry trees are also included. All 10 acres has deer proof fencing. The 35x24 garage/shop offers highly impressive electrical plus plenty of work benches, storage and in floor heat. If you are looking for a home, other than the ordinary, then come see for yourself the many enticing features this well built, one-of-a-kind custom home offers.