



**GRASSROOTS**  
REALTY GROUP

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1B, 16511 532A Township Road  
Rural Yellowhead County, Alberta

MLS # A2138928



**\$1,250,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,444 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.62 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Lawn, Garden,		

Heating:	In Floor Roughed-In, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-53-16-W5
Exterior:	Composite Siding	Zoning:	CRD
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings		

Inclusions: N.A

Welcome to this exquisitely designed residence, offering 5517 sq ft of luxurious living space on 2.62 acres, with stunning views of the McLeod River. Ideal for family living, this home combines timeless elegance with modern style. The kitchen is a culinary dream, boasting abundant cabinet and counter space, a gas range with a convenient pot filler, and a built-in second oven. A standout feature is the custom copper range hood by Hoods by Hammersmith, guaranteed to impress. The expansive living room is bathed in natural light from its floor-to-ceiling windows, while a wood-burning fireplace provides cozy warmth during the colder months. Crafted from locally sourced spruce, the exposed beams infuse the home with rustic allure. The main level's primary bedroom offers hardwood flooring and a luxurious 5-piece en-suite, featuring an expansive tile shower, freestanding soaking tub, dual sinks, and direct entry to the deck, providing a tranquil sanctuary. Ascending the stairs, you'll discover three sizable bedrooms and a flexible bonus room/loft. Two bedrooms connect through a well-appointed 4-piece Jack and Jill bathroom, while the third bedroom boasts its private 3-piece en-suite. Below, the fully finished basement expands the living area, offering a fifth bedroom, a study, a complete bathroom, a gym zone, a storage area, and an expansive recreation room. Constructed using ICF technology from the ground up and outfitted with premium European hardware from Innotech, this residence boasts remarkable energy efficiency and sound insulation. The main level is equipped with discreet in-ceiling speakers, while the basement boasts a cutting-edge Sonos sound system. Additionally, the home is primed for in-floor heating, ensuring comfort and coziness throughout. The heated triple garage and expansive outdoor spaces elevate the allure of this property. Delight in the easy-care

decking surrounding three sides of the home, providing both shaded retreats and sunny spots to unwind while savoring the calming melodies of the nearby river. Crafted with meticulous attention to detail, this thoughtfully planned residence is poised to surpass your expectations with its seamless fusion of sophistication, comfort, and functionality. It epitomizes exceptional living and is sure to leave a lasting impression. Stay tuned for internal images, as the current residents are in the midst of their move.