



7, 23518 Highway 16  
Rural Yellowhead County, Alberta

MLS # A2140705



**\$1,075,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow   |               |                   |
| <b>Size:</b>     | 1,334 sq.ft.   | <b>Age:</b>   | 1976 (48 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | 4.15 Acres   |               |                   |
| <b>Lot Feat:</b> | Front Yard, Lawn, No Neighbours Behind, Landscaped, Native Plants        |               |                   |

|                    |  |                   |               |
|--------------------|--|-------------------|---------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Well          |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <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>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | CRD           |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters |                   |               |

**Inclusions:** SHED, SEA CAN

Nestled close to the breathtaking Rocky Mountains, #7 Carldale offers an exceptional opportunity to experience the best of rural living without sacrificing modern comfort and convenience. The property has been fully renovated, inside and out, with no expense spared. However, the real star of the show is the 4000 SQFT shop that has been designed with every convenience in mind. With its own well and septic, plumbed air lines, 220 power, 2 bathrooms, office, and living space, this shop is a dream come true for any hobbyist, artisan, or entrepreneur. The house is equally impressive, with high-end finishes and features throughout. The centerpiece of the main floor is a massive chef's kitchen, complete with top-of-the-line appliances and stone countertops. The open concept living space is adorned with beautiful hand-scraped hardwood, adding warmth and charm to the home. The spa-like main bathroom attached to the primary bedroom is a sanctuary, featuring slate tile, double vanities, and heated floors. The bungalow-style floor plan offers a comfortable and functional layout, with 2 bedrooms on the main floor and 2 more in the walk-out basement. There are too many extras to list on the property, but they all contribute to making #7 Carldale truly one-of-a-kind. A viewing in person is a must to appreciate the property's full potential. Whether you're looking for a hobby farm, a workshop, or simply a stunning family home, #7 Carldale is an opportunity not to be missed.