



51146 AB 21
Rural Strathcona County, Alberta

MLS # A2144635



\$1,400,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,166 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Driveway, Garage Faces Side, Gated, In		
Lot Size:	40.03 Acres		
Lot Feat:	Brush, Environmental Reserve, Front Yard, No Neighbours Behind, Irregular L		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-51-23-W4
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RA
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recreation Facilities, Sauna, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot Tub		

Grandiose! That is what you will feel the very moment you pull off of Highway 21 and begin the drive through the custom gateway and up the landscaped paved driveway with multiple fenced paddocks and pens on either side. This custom designed one-owner home and property carry a feeling of traditional elegance as you park in the round-a-bout driveway and begin the walk up the steps. Perched up on a hilltop; you know there is something special inside. As you open the front door along the covered front porch, you are greeted with 22ft open ceilings and the most stunning, hand crafted, double- curved solid wood staircase you may have ever seen. The level of craftsmanship that was chosen to construct this stunning home is in the details. There are massive windows letting in tons of natural sunlight; solid hardwood floors; custom hand-stamped ceilings all throughout, large open spaces and executive style rooms on every level. All of this sits on a truly awe-inspiring 40 acres of trees.