



**GRASSROOTS**  
REALTY GROUP

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815060 Range Road 40  
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2166133



**\$1,950,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,177 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Golf Cart Garage, Gravel		
Lot Size:	81.09 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative, Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Mound Septic, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-81-4-W6
Exterior:	Concrete, Other	Zoning:	AG-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Everything is negotiable		

Welcome to this stunning country estate, offering the perfect blend of rural charm and modern luxury. Nestled on a sprawling 81.09 acres, this expansive home boasts a thoughtfully designed layout that provides ample space for relaxation, entertaining, and work&mdash;making it ideal for families seeking both comfort and convenience. The interior is a true highlight, with detailed attention to design and an open-concept flow that welcomes you with 360-degree views of the property and natural light in every corner. The gourmet kitchen is a showstopper, featuring granite countertops, a massive island, pantry, breakfast bar, modern built-in custom appliances, and a Sub-Zero wine refrigerator. Vaulted ceilings, crown molding, and an open floor plan create a sense of spaciousness, while massive windows offer breathtaking views throughout the living areas. The main-floor primary bedroom is a true oasis, complete with a walk-in closet, a double vanity in the ensuite, and a luxurious jetted tub for ultimate relaxation. Additional desirable features include main-floor laundry, a central vacuum system, closet organizers, ceiling fans, and a wood-burning fireplace with a beautiful mantle and masonry surround. Central air conditioning keeps the home cool during summer months, and vinyl windows contribute to the home's efficiency and comfort. The fully finished basement offers a large open family/rec room, two large additional bedrooms, a full bathroom, and plenty of storage space. Step outside to enjoy a massive covered composite deck and a beautifully landscaped yard complete with a fire pit and garden space. Gardening enthusiasts will appreciate the fruit trees and shrubs adorning the lot, which backs onto acres of green space for added privacy and stunning views. With no neighbors, you can fully enjoy the peace and tranquility of the countryside. Parking is a

breeze with a 40 x 31 triple-attached heated garage that provides ample space for all your vehicles and recreational toys. For business owners or hobbyists, the property features a range of outbuildings, including a 60 x 100 heated industrial shop, a 42 x 60 Quonset, a 30.5 x 81 storage shop, a 34 x 29 metal-clad shed, wood shed, fuel shed, garden shed and additional structures for specialized storage and workshops. This versatile setup offers flexible opportunities to customize the property to suit your needs. Whether you're looking to run a business, indulge in hobbies, or simply enjoy the serenity of country living, this estate strikes the perfect balance between modern luxury and rustic appeal. Don't miss the chance to own this one-of-a-kind property! There is an endless list of all the details of this property has to offer.