

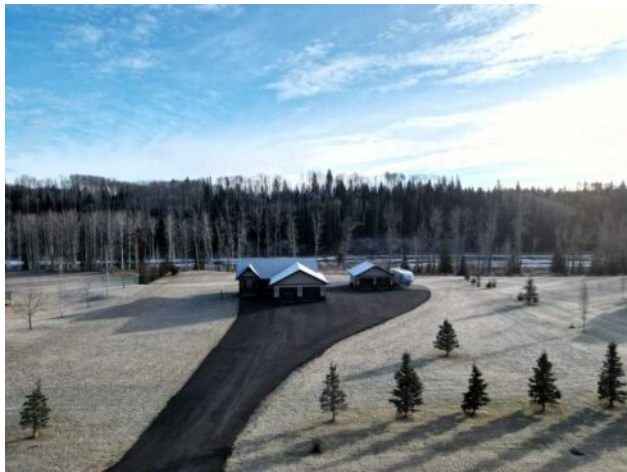


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**37, 16511 Township Road 532A**  
**Rural Yellowhead County, Alberta**

**MLS # A2179521**



**\$995,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,761 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Asphalt, Double Garage Attached, Double Garage Detached, RV Access/Par		
<b>Lot Size:</b>	2.74 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Landscaped, L		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	18-53-16-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	CRD
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

Welcome to this exceptional waterfront property, built in 2023 and located in the prestigious River Ridge subdivision. Set on 2.74 acres of beautifully landscaped grounds along the scenic McLeod River, this luxurious home offers over 3,400 square feet of meticulously designed living space that seamlessly blends comfort, elegance, and functionality. Upon entering, you're welcomed by a bright, open floor plan accentuated by elegant engineered white oak hardwood flooring, high ceilings and flooded with natural light. The main living area features a decorative built-in fireplace, providing a cozy yet sophisticated ambiance. The spacious dining room, with its expansive windows, is perfect for family gatherings or entertainment, offering breathtaking views of the MacLeod River. The gourmet kitchen is a chef's dream, equipped with ample cupboard and drawer space, luxurious quartz countertops, and high-end finishes that elevate both style and functionality. The master suite is a serene retreat, complete with an ensuite featuring a double vanity with quartz countertops, a walk-in shower, and a spacious walk-in closet with custom built-ins. The main floor also includes an additional bedroom, dedicated office space, 4 pc bathroom, and a convenient laundry room with built-in storage, providing everything you need for a comfortable and efficient lifestyle. The lower level is an entertainer's paradise, with an expansive family room, a games area that boasts a built-in wet bar, and a second decorative built-in fireplace. This level also includes two additional bedrooms, 4 pc bathroom, ample storage, and heated flooring throughout the basement and the attached 30x30 garage. The home is equipped with central air conditioning, an on-demand hot water system, and a reverse osmosis water system for ultimate comfort. Outside, the property is

complete with a second detached 26x30 heated garage, a fully paved driveway, and private access to the stunning McLeod River. This exceptional property truly has it all&mdash;a beautiful, thoughtfully designed home set on prime waterfront acreage, perfect for a family looking for luxury, privacy, and the beauty of nature right at their doorstep.