



GRASSROOTS
REALTY GROUP

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516C, 25518 Township Road 505B Estates
Rural Yellowhead County, Alberta

MLS # A2190176



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,132 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Drive Through, Electric Gate, Front Drive,		
Lot Size:	2.17 Acres		
Lot Feat:	Backs on to Park/Green Space, Cleared, Front Yard, Irregular Lot, Landscape		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Tile, Vinyl Plank, Wood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CRD
Foundation:	Slab	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Beamed Ceilings, Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	wardrobe in linen closet upstairs		

This custom-built home, situated on 2.17 acres, boasts breathtaking mountain views and stunning acreage life. It offers over 3,000 square feet of living space, featuring three bedrooms, three bathrooms, and a charming farm house kitchen with cream cabinets, a large 4.5 x 6.5 foot island with a stoned front and built-in wine refrigerator, a double steel farmhouse sink, stainless appliances including a gas stove, and 20-foot vaulted ceilings with a cozy stoned gas fireplace. The main floor also includes a soundproof media room equipped with a 120-inch custom projector, providing an exceptional cinema experience or accommodating entertaining karaoke nights. The media room can be transformed into an additional bedroom by easily removing the riser and exposing the complete flooring underneath. A dedicated office on the main floor offers versatility and can be utilized for various purposes. The main floor laundry room features porcelain tiles and a sink, conveniently attached to the "flex/bonus" space currently operated as a grooming business. This versatile space can be repurposed as a yoga room, gym, office, or any home-based business, as it has a separate entrance. Each of the spacious bedrooms includes a walk-in closet and a functional laundry chute, simplifying the task of hauling laundry. Two of the bedrooms offer panoramic mountain views. The primary bedroom features an ensuite with a luxurious free-standing soaker tub and a tiled rain shower, also providing panoramic mountain views while you unwind. Accessible from the dining room, a cozy 240-square-foot patio offers a serene retreat to enjoy the views with morning coffee or evening relaxation. A 40 x 40 shop is attached to the home, featuring in-floor heating in both the home and the shop. The shop is clad, insulated with 14-foot ceilings, and equipped with 12 x 12 doors, a washing machine, and

a sink for handling work-related clothing. A mezzanine within the shop provides additional storage space. The expansive yard encompasses a 12 x 20 insulated shed with electrical and heating capabilities, currently serving as a chicken palace. This property features a greenhouse and a designated children's play area equipped with a zip line and climbing structures. Furthermore, RV parking and electrical hookups are available. This comprehensive home offers an ideal living experience. Upon arrival, you will be greeted by a custom dual swing solar powered aluminum electric gate with a 20-foot opening, conveniently accessible from your vehicle or within the home. This meticulously designed property provides ample space for your family and all the necessary amenities for enjoying the Rocky Mountains lifestyle.