



GRASSROOTS
REALTY GROUP

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105535 RGE RD 153
La Crete, Alberta

MLS # A2196705



\$2,050,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,724 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	15.00 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbors		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Manufactured Floor Joists, Wood Frame	Zoning:	-
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

An absolutely stunning acreage in a picture-perfect setting, just one minute south of La Crete! With a fully paved road leading you home, this incredible 15-acre property offers unmatched peace and tranquility. Boasting nearly 5,500 sq/ft of living space, no expense was spared in this outstanding home, with tremendous attention to detail throughout. Featuring 6 beds, 4.5 baths, and an 1100 sq/ft attached garage, this home is sure to impress! The property also includes a fully serviced air bnb cabin, and a massive 5,300 sq/ft shop, which together generate approximately \$7K in monthly income. Step inside to a grand entrance and experience the modern open-concept design, filled with luxurious features. The chef's dream kitchen is complete with a massive island, high-end gas range, full fridge/freezer combo, and an impressive butler's pantry. The breakfast nook and formal dining area are bathed in natural light from the numerous windows, while elegant tray ceilings, and a double sided fireplace add a touch of elegance. The living room offers breathtaking views of the Buffalo Head Hills, with the pasture stretching into the distance. The home features two bedrooms and full bath on one side and a show-stopping master suite on the other. The master retreat includes a private sitting area, patio access to the back deck, an oversized ensuite with a tiled shower, double vanity, space for a tub, and a huge walk-in closet. The lower level is built for entertainment, featuring an impressive rec area, a home theater system, a full wet bar, a workout area, and three spacious bedrooms—one complete with its own ensuite. Convenient multiple laundry locations on both floors of the home, only one of the many added features to enjoy. The oversized three-car garage is equipped with sunshine doors and ample storage. Outside, the

meticulously landscaped yard boasts stamped concrete sidewalks, a huge gravel parking pad, permanent ice rink, a garden plot, a horse pasture complete with tack shed, and a separate yard area nicely tucked off to the side of the yard with the shop/ parking. Whether you're looking to raise a family or run a business from home, this property offers the perfect blend of luxury, functionality, and breathtaking views. Don't miss out—schedule your showing today!