



**GRASSROOTS**  
REALTY GROUP

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**51153 Range Road 205**  
**Rural Strathcona County, Alberta**

**MLS # A2206833**



**\$1,675,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,060 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	78.09 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Private, Rolling Slope, Treed		

<b>Heating:</b>	In Floor, Forced Air, Geothermal, Solar	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	8-51-20-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge, Stove, Oven, Dishwasher, Washer, Dryer, Compactor, Window Coverings, Bar Fridge/Dishwasher/Wine Fridge, Hot Tub, 4 garage door openers plus controls, 3 storage sheds, front hall mirror

An Absolute Stunner! Have a look at this 78 Acre Estate just off Hwy 14 with no gravel and Not in Subdivision! Privacy... Serenity... this parklike setting gives you the comfort of country living with an unspoiled natural surrounding. Quality Built and Expertly Finished - this home will impress inside and out. An elegant front foyer greets you with 12ft ceilings and beautiful tile insets. From there you'll enjoy an expansive main floor open concept living space - bright windows, 9ft ceilings and hardwood/tile floors. Envious kitchen sees granite counters, quality cabinetry, centre island w/bar seating, stainless appliances and a handy walk-in pantry around the corner. Balance of the main floor entertainment area includes a spacious living with gas fireplace, dinette area and a formal dining room plus the full season sunroom w/infloor heat. Exclusive Primary Bedroom sees a huge walk-in closet, separate double closet, cozy fireplace and a 5pc ensuite with granite counters, tile floors/surround, air tub w/ separate shower and a custom vanity - plus there's doors out onto the deck - WOW! Additionally you'll find 2 large spare bedrooms serviced by a 4pc bathroom. Rounding out the main level is the well designed back entry that provides a handy 2pc bath off the garage and a dedicated laundry room with sink, trash compactor and loads of storage. Basement is equally impressive and unparalleled in space - step down the curved staircase and take it all in - a full walkout basement with a bright and inviting open space. Whether it's movie night cozied up next to wood burning stove, family games in the flex area or nestled in the nook for a good book... this space has it all and more... even an impressive wet bar with wine and bar fridges, granite counters, cast iron sink and even a dishwasher! 2 more bedrooms in the basement give room for a growing family or extended guests and one room even has a

walk out door to the patio; anchoring the two bedrooms is another elegantly finished 3pc bathroom with large shower and tile accents. With a house this big you need storage and this home does not disappoint with 2 large storage room options. All this and we haven't even been outside yet! Upper decking comes complete with tile finishing, glass railings and 3 spaces with varying degrees of cover to manage the elements. Lower concrete patio is fully covered and provides an option for wood storage and a hot tub. The best part of the outdoor space without question is the uninterrupted views from any vantage point. Continuing to impress is the 40x40 heated (radiant heating and Geo Thermal) triple garage with 1 bay being a complete drive through. This home also sees features of Geo Thermal Heating, Solar Panels, ICF Basement, Fireproof Fibreglass Shingles, AC, Hunter Douglas Blinds, 200 amp service and much more! Couple all these features along with 78 acres out your back door with room to roam - What a Great Opportunity to Call Home.