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184055 TWP RD 684 Rural Athabasca County, Alberta

MLS # A2223010



\$1,050,000

NONE Division: Residential/House Type: Style: 2 Storey, Acreage with Residence Size: 3,015 sq.ft. Age: 2008 (17 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Drive Through, Driveway, Gravel Driveway, Heated Garage, Off Street, Overs Lot Size: 160.00 Acres Lot Feat: Cleared, Interior Lot, Landscaped, Pasture, Private, Views

Heating: Water: Cistern Forced Air, Natural Gas Floors: Sewer: Ceramic Tile, Hardwood Septic Field Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: 20-68-18-W4 Finished, Full Exterior: Zoning: ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame farm res Foundation: **Utilities:**

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, Jetted Tub, Natural Woodwork, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE TOP, BUILT IN OVEN AND MICROWAVE, DISHWASHER, WINDOW COVERINGS

Country Living at its Finest - LISTED UNDER APPRAISED VALUE!!! Welcome to 160 ACRES of natural beauty This stellar property is one to feast your eyes on. Whether you are a person to love space, elegance, nature or perhaps animals this property will suit all your needs. The beautiful custom built 2 story home has character galore and offers beautiful wood header and trim throughout. I LOVE all the wood work- You don't see that as often anymore. You will be gleaming with smiles as you enter this 6 bedroom, 3.5 bathroom homes front entrance, leading to the granite counter topped kitchen with built in oven, microwave and stove top gas burner plus a large dining area with deck access. The spacious living room features tons of built ins and a gas fireplace with easy access to deck. Just when you think that's it, just around the corner, there's another nook show casing a 2 pc powder room, laundry garage access and the grand entrance to the primary room that will take your breathe away with the built-ins, walk in closet and stunning 5 pc ensuite and access to the deck. Upstairs is just as spacious and stunning with 2 large bedrooms, family room with gas fireplace, bathroom and its own balcony that over looks this amazing acreage. Downstairs continues this vibe and boasts a gym, family room, 2 more large bedrooms and full bathroom plus in floor heated floors for comfort. This property has a triple attached heated garage, triple detached heated garage PLUS a huge heated shop/ stable with storage and office space. Over 30 Acres fenced/gated pens, 4 large paddocks to shift the animal from one pasture to the other PLUS barrel riding in the outdoor pen, training grounds, large chain link enclosures in back for chickens/ goats, automatic watering bowl and fenced in garden area. There is currently 50ACRES of Agriculture farmland that brings in a revenue currently

Itering system field.	Former owners had a dog kennel business with dog runs. Anything is possible with a property like this
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for hay/timothy/alfalfa mixture. If this doesn't sound like the perfect house and property then I don't know what will! Book your showing today and make your dream a reality! Property has a well for the animals and a 3500GAL cisterns for the house. Septic is a tank plus