

**Lot 51 115057 Township Road 592A  
Rural Woodlands County, Alberta**

**MLS # A2223724**



**\$829,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey, Acreage with Residence	
<b>Size:</b>	2,278 sq.ft.	<b>Age:</b> 2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F	
<b>Lot Size:</b>	3.46 Acres	
<b>Lot Feat:</b>	Back Yard, Private	

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CRR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	na		

Stunning Private Acreage Backing onto Town Land. This exceptional property offers the best of both worlds – the privacy of a treed acreage with the convenience of town water and sewer, and natural views. Inside, you'll find 4 spacious bedrooms plus a main-floor office, and 4 bathrooms, with an additional bathroom located in the outdoor work shed. The walkout basement leads to a backyard oasis featuring an outdoor kitchen and natural gas BBQ lines, perfect for entertaining. The main kitchen is a chef's dream with granite countertops, a gas cooktop, electric oven, pot filler and stunning design throughout. The living room is anchored by a cozy wood-burning fireplace with a waterfall feature above, adding warmth and character. The primary suite is a true retreat with vaulted ceilings, two large walk-in closets (one with a laundry chute), and a spa-like ensuite complete with steam shower, double vanities, and a soaker tub. Enjoy main-floor laundry, central air conditioning, infloor heating, speaker system throughout the home. There is also a RV sewer dump on site. This one-of-a-kind property offers space, luxury, and thoughtful features throughout – a rare opportunity to own an acreage with all the benefits of town proximity.