

54080, 202 Range
Rural Warner No. 5, County of, Alberta

MLS # A2280717



\$839,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,335 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	4.05 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn,		

Heating:	In Floor	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stucco	Zoning:	Country Residential
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Kitchen Island, Natural Woodwork, No Smoking Home, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Step into this exceptional home, thoughtfully built with ICF concrete block walls from foundation to ceiling, for superior energy efficiency, strength, and year-round comfort. A welcoming foyer opens into a stunning living room highlighted by soaring vaulted ceilings and an abundance of natural light, creating a comfortable, open atmosphere. Cozy up by the wood stove—perfect for relaxing evenings with family or entertaining guests. The expansive kitchen is truly the heart of the home, designed to impress with custom hickory cabinetry, solid granite countertops, and generous workspace. Whether hosting gatherings or enjoying everyday meals, this chef-inspired space makes cooking both effortless and enjoyable. Retreat to the spacious primary suite, complete with a luxurious ensuite featuring a soaker tub and steam shower—your own private spa experience. Four additional bedrooms offer exceptional flexibility for family, guests, or home office needs. The walk-out basement provides easy access to the 4 acre beautifully landscaped property, while the wrap-around deck is ideal for entertaining, summer barbecues, or simply unwinding and taking in the surroundings. Additional highlights include in-floor heating for cozy winters, wiring for a home generator is in place for added peace of mind, and connection to treated town water—offering the perfect blend of rural living and modern convenience. A domestic irrigation turn out is on the property to meet all of your watering needs, whether you are an avid gardener, lawn expert, or to maintain the beautiful established trees on the property. This remarkable property truly has it all—schedule your viewing today and experience it for yourself!