

48461 Range Road 204  
Rural Camrose County, Alberta

MLS # A2280977

## \$1,150,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Oversized		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Back Yard, Greenbelt, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, In Floor Roughed-In, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	Open Discharge, Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-48-20-W4
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	General Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Suspended Ceiling, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Refrigerator, Gas Stove, Dishwasher, Range Hood, Washer, Dryer

Stunning 2014-built 5-acre parcel featuring an immaculate two-storey home with 6 bedrooms and 3 baths, attached 2-car garage and an incredible heated shop. The property is fully equipped for country living with a barn, greenhouse, chicken coop, dugout with dock, landscaped yard, fencing, firepit area, a graveled drive, lush lawn and maturing trees. The house is wrapped with a covered porch, craftsman detailing and quality finishes. Every detail of the home has been looked after and designed with care. The main floor has a beautiful hardwood stair central to the open living space, vaulted ceilings, large efficient windows, clean and bright kitchen with island, engineered wood floors, featured wood burning stove (not connected), full bath, bedroom, main floor laundry, and a mud room area connected to the fully finished & heated garage. The second floor overlooks the first with an open landing, a second bedroom, and the impressive primary suite with cathedral ceilings, lush carpet, walk in closet, and ensuite with double sinks, soaker tub, and glass enclosed shower. The basement is set up perfectly for family entertainment with a large central recreation area, 3 additional bedrooms and another full bath with double sinks. The mechanical space houses a 300 ga cistern, tankless water heater, sump pump, high efficiency furnace with A/C, and rough-in plumbing for in-floor heat. The home is serviced with a well drilled in 2014, and 2, 1450 ga septic tanks with open discharge. The massive 5456 sq.ft. shop is clad in both composite and metal siding and the yard surrounding it is generously graveled with concrete aprons outside the doors. The shop is fully insulated and finished with wood sheathing, concrete slab, plumbed with a bathroom, serviced with a rainwater cistern and jet pump, and has a dedicated septic holding tank. There is a mezzanine at one end for

additional storage or living space. The property also has a new barn, ready for animals, with lean-tos on both sides for shelter or storage. This is a one-of-a-kind acreage - truly a rare opportunity for those seeking space, privacy, and versatility.