



## 20036 Township Road 414 Rural Stettler County AB

\$1,300,000

Experience country living in this meticulously crafted 2015 Craftsman-style two-storey home with central air conditioning by Linwood Custom Homes. Luxurious finishes throughout the three-bedroom Craftsman style two-storey home. The lodge-style masonry wood-burning fireplace in the living room is efficient and eye-catching. Enjoy a main floor primary bedroom with three-piece en-suite and main floor laundry room with utility sink. Key features include ICF foundation, in-floor heating in lower level, Polaris boiler, and forced air gas furnace. A drilled well ensures ample water supply for domestic and gardening usage. The property offers a partially finished basement with framing and plumbing in place plus outdoor amenities like a 40' x 30' in-floor heated garage. 110 farmable acres, currently rented, make it ideal for agricultural pursuits. Situated in a serene location near conservation areas, this Agricultural-zoned land offers endless possibilities for farming or to enjoy peaceful rural living.

Listing Presented By:



Originally Listed by:  
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