



51305 Range Road 194 Rural Beaver County AB

\$1,789,000

One of a kind...Surrounded by your own lush forest, 1 1/2 acre Pond, 20ft deep, stocked w/trout on 160 Acres, 4km of pathways, pasture, manicured yard & 2400sqft fenced Zen garden. 2003 Custom Viceroy Home Bungalow, 3291 sqft fully developed w/oversized Double attached Garage w/ infloor heat. This immaculate home has floor to ceiling windows in main living area, Open floorplan vaulted ceilings, large Country kitchen, custom cabinetry, Bamboo flooring, Dining area w/access to outside deck, Stone F/P, Master Bdrm & 4pc Ensuite w/jet tub, 2nd Bdrm, large Office & 4pc bath. Bright lower-level, infloor heat, 9ft ceilings & 2 additional Bdrms, Wine/Craft Rm, Laundry room w/sink, DryWood storage Rm & cold storage. Home serviced w/high efficiency boiler system new 2021. Outside Metal Clad Shed 40'x44' gravel floor & power. 2nd Metal Machine Shop 30'x40' insulated, 220V, infloor heating, Greenhouse, Cabin, Gas & Power underground, Well & City water to property line. Can be subdivided AND so much more. Under hour from City, To field 11Km.

Listing Presented By:



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