



## 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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