



## Rural Leduc County Alberta

\$4,200,000

A truly exceptional offering--this timeless country estate rests on 80 rolling acres in the heart of Leduc County. Gated & fully fenced, with a tree-lined drive that leads past sweeping pastoral views & endless Alberta skies, this is where elegance meets quiet country sophistication. The custom-built Heredity Homes residence offers over 8,500 sq ft of beautifully developed space with cherrywood floors, soaring ceilings, & a layout designed for connection & comfort. The chef's kitchen is equipped with Sub-Zero & Miele appliances, rich granite counters, & full-height cabinetry--seamlessly flowing into the breakfast nook, formal dining, & cozy family room with fireplace. The main floor hosts 3 bedrooms with W/I closets & ensuites, including a serene primary suite with French doors to the deck & spa-like bath. Downstairs, the walkout level impresses with a double staircase, theatre, gym, rec space, 2 bedrooms, & full-height windows. A 3,200+ sq ft shop with private suite adds endless potential. (id:6769)

Bedroom 4 4.63 m X 3.34 m

Bedroom 5 5 m X 3.35 m

Recreation room 8.15 m X 4.94 m

Living room 7.7 m X 5.83 m

Dining room 7.7 m X 4.36 m

Kitchen 5.28 m X 7.86 m

Family room 5.53 m X 5.19 m

Den 6.2 m X 3.94 m

Primary Bedroom 7.94 m X 4.58 m

Bedroom 2 6.35 m X 3.44 m

Bedroom 3 5.94 m X 4.16 m

Breakfast 4.25 m X 3.66 m

Laundry room 3.05 m X 1.85 m

Mud room 2.22 m X 5.49 m

Listing Presented By:



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Real Broker

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