



## Rural Parkland County Alberta

\$850,000

This custom-built, timber-inspired 2 storey, privately situated on a perfectly treed 3.04ac, sets a new bar for luxury country living. A combined 4,110 sqft of air conditioned comfort, presents a total of 5 bathrooms & 7 bedrooms, including the royal primary retreat with exclusive 5pc ensuite. The open-concept main floor is graced by soaring cathedral ceilings allowing the upper 3 bedrooms (connected by a secret door) & loft/bonus room to overlook the handscraped hardwood floors & grand stone-faced fireplace of the living room below. The kitchen is blessed by rustic knotty alderwood cabinetry, high-end appliances & artistic granite-island with bar-style seating. The patio doors of the dining room open to a party-sized deck, with stunning sunrise vistas. The walkout basement unites the third 5pc bathroom, with another bedroom, wet bar & gargantuan family room. The legal suite above the heated, oversized double garage, is fully serviced with 2 more bedrooms, 5pc bath, full kitchen, dining & family rooms! (id:6769)

Family room 30'3 x 29'1  
 Bedroom 5 13'4 x 8'10  
 Utility room 9'2 x 7'2  
 Living room 18'3 x 16'11  
 Dining room 10'9 x 9'11  
 Kitchen 13'3 x 9'11  
 Primary Bedroom 13'5 x 13'4

Bedroom 2 14'2 x 9'1  
 Bedroom 3 11'11 x 9'1  
 Bedroom 4 14'4 x 13'4  
 Bonus Room 18'4 x 11'11  
 Bedroom 6 9'11 x 8'7  
 Additional bedroom 14'9 x 11'1  
 Second Kitchen 10'7 x 9'7

Listing Presented By:



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