



## Rural Parkland County Alberta

\$1,399,900

Tucked away on a highly private 153.9-acre quarter bordering Crown land, this exceptional Parkland County property offers a rare blend of luxury, recreation, and functional country living. Hidden from the road and surrounded by nature, enjoy creek and ravine systems, approximately 7-9 km of established trails, river access through adjacent Crown land, and approx. 20 acres of usable pasture. Ideal for horse enthusiasts, outdoorsmen, multi-generational families, or anyone seeking peace and privacy. The custom-built 2012 home features 8 bedrooms, 5 bathrooms, luxurious kitchen, a main floor primary suite, office with exterior entrance, in-floor heat, ICF construction, spray foam insulation, and two wood-burning fireplaces. Above the triple heated attached garage is a fully finished 900 sq ft loft suite with kitchen, laundry, bedroom, bathroom, and living area. This property is ideal for those that seek a flexible multigenerational property or private lifestyle estate. Exceptionally unique opportunity. (id:6769)

Family room 36'4" x 34'11"

Bedroom 6 11'11" x 13'

Additional bedroom 11'11" x 14'1"

Living room 29'4" x 21'2"

Dining room 11'11" x 13'1"

Kitchen 15'4" x 17'3"

Den 11'2" x 9'3"

Primary Bedroom 13'10" x 14'3"

Bedroom 2 13'11" x 14'8"

Bedroom 3 13'2" x 15'11"

Bedroom 4 14'7" x 13'4"

Bedroom 5 13'7" x 14'8"

Second Kitchen 8'3" x 9'6"

Bedroom 12'6" x 9'8"

Listing Presented By:



Originally Listed by:  
Century 21 Hi-Point Realty Ltd

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