



## Rural Lac Ste Anne County Alberta

\$799,000

Custom built in 1981, this 2-storey home w/ double (18'Wx22'L) attached & heated garage & heated, 30'Wx48'L Quonset resides on 159.45 acres overlooking the Paddle River. Approximately 72 acres of farmable land. Beautiful foyer has vaulted, cedar-lined ceiling w/ skylight that extends into the living room & welcomes you with a view of the grand, curved stairway. Bright main floor: sunken living room w/ fireplace, 2 dining areas, kitchen, family room, laundry & 2-piece bath. Dual staircases lead to the walk-out basement, where there is a recreation room, flex room, bedroom, 3-piece bath & hobby room (5th bedroom?). Upstairs: 4-piece jacuzzi bath, 3 bedrooms including the primary w/ 4-piece ensuite, walk-in closet, den & balcony. Upgrades: shingles, siding, vinyl flooring, paint, 95% HIGH EFFICIENCY BOILER, 50-gallon HOT WATER TANK & PRESSURE TANK. Solidly re-enforced, west facing deck. Secure main yard: 4 metal gates & 1500 ft of page wire perimeter/predator fencing. Only minutes east of Mayerthorpe. (id:6769)

Bedroom 4 3.51 m X 3.01 m

Hobby room 5.32 m X 2.99 m

Recreation room 4.58 m X 5.59 m

Living room 4.87 m X 5.3 m

Dining room 4.12 m X 3.76 m

Kitchen 3.97 m X 3.21 m

Family room 5.04 m X 5.83 m

Den 5.44 m X 3.64 m

Primary Bedroom 5.42 m X 4.78 m

Bedroom 2 3.33 m X 3.88 m

Bedroom 3 4.6 m X 3.09 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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