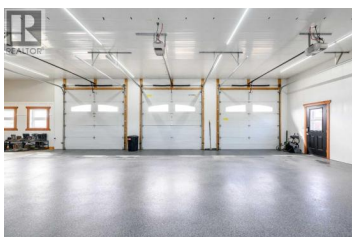




50047 774A Township Rural Spirit River No 133 MD of Alberta
\$1,599,000



Set on 7.93 acres in a private river valley, this custom Mira Timber Frame home offers over 3,500 sq ft of thoughtfully designed living space, where craftsmanship, scale, and natural surroundings come together effortlessly. Surrounded by mature trees, open landscape, and a nearby seasonal creek, the setting feels quiet, private, and entirely your own. Expansive outdoor spaces... wraparound patios, landscaped areas, and multiple places to gather or unwind... create an immediate sense of arrival. When you step inside the home, you are met with soaring ceilings, exposed timber beams, and expansive windows that flood the home with natural light. A floor-to-ceiling stone wood-burning fireplace anchors the main living area, while the newly installed over-sized patio doors create a seamless connection to the outdoors. The kitchen is designed for both everyday living and entertaining, featuring double wall ovens, an over-sized gas cooktop, built-in double fridge, and generous prep space. Just off the kitchen, a mudroom-adjacent utility space offers additional pantry storage, a sophisticated water system, and a secondary washer and dryer. The main level includes three bedrooms... each with its own sense of character. Two include loft spaces that add flexibility and architectural interest, while the third bedroom offers convenient direct access to one of the main floor bathrooms. A second ...



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