



50047 774A Township Rural Spirit River No 133 MD of Alberta
\$1,789,000



Now offered together as a combined 110.6-acre package, this is a rare opportunity to own not just an exceptional custom acreage, but an entire lifestyle. The residence on 7.93 acres (MLS(R) A2303347) is being sold exclusively with the adjoining 102.67-acre parcel located directly across the road. The properties will not be sold separately. The property features a stunning Mira Timber Frame home situated on 7.93 acres, paired with an additional 102.67-acre parcel that offers privacy, recreation, income potential, and endless room to explore. The residence offers over 3,500 sq ft of thoughtfully designed living space, highlighted by soaring timber-frame architecture, expansive windows, exposed beams, and a floor-to-ceiling stone wood-burning fireplace. The kitchen is designed for entertaining, featuring double wall ovens, an oversized gas cooktop, built-in double refrigerator, and generous prep space. The main floor includes three bedrooms, while the upper level offers a loft-style family room, dedicated office, and spacious primary retreat. Built for long-term performance and efficiency, the home features SIP panel construction, triple-pane windows, a suspended heated slab, Viessmann boiler system, Lennox furnace and air conditioning, and dual HRV units. The attached triple garage includes in-floor heat, epoxy floors, oversized doors, hot and cold water taps, and a rough-in for ...



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