



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 a future dog wash. Outside, enjoy beautifully landscaped grounds, fenced paddocks, firepit areas, a greenhouse, chicken coop, detached heated garage/gym, and an impressive 60' x 80' heated Goodon shop complete with radiant heat, power, plumbing, bathroom, laundry, separate cistern and sewer systems, and mezzanine space roughed in for future living quarters. What truly sets this offering apart is the additional 102.67-acre parcel. Approximately 60 cultivated acres are currently rented to a local pr...

Primary Bedroom 15.25 Ft x 19.08 Ft

Bedroom 12.58 Ft x 13.17 Ft

5pc Bathroom 1.00 Ft x 1.00 Ft

5pc Bathroom 1.00 Ft x 1.00 Ft

Bedroom 14.33 Ft x 15.50 Ft

3pc Bathroom 1.00 Ft x 1.00 Ft

Bedroom 16.67 Ft x 13.50 Ft

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