



# 742062 51 Range Sexsmith Alberta

\$1,650,000

Introducing an exquisite, custom-built, 4-bedroom, 1 den, 1 office family home nestled in the picturesque 149.94-acre setting just North of Sexsmith. With breathtaking views, this magnificent rural retreat is the epitome of modern living and high-end luxury, designed with the discerning family in mind. Upon entering this stunning property, you'll be greeted by a grand foyer leading to an impressive open plan living area, a beautiful floor to ceiling rock wood fireplace feature, wood beamed high ceilings, complete with an immaculate kitchen boasting a commercial-sized fridge and freezer, convection microwave combo, quartz counters, a huge island with sink and walk in pantry with garage grocery door. Stove plumbed for natural gas as well as the reverse osmosis water system ensuring clean, fresh water at all times. A soft backsplash that still has a pop with stylish wooden shelves. Around the corner you can organize your coffee anyway with the full coffee corner nook. The dining area has great space for any size table. The generous living spaces feature engineered hardwood flooring with an abundance of natural light flooding through that is also protected by window tint and custom blinds. You'll also appreciate the convenience of the main floor laundry room. The home offers the ultimate comfort and relaxation, with a lavish 5-piece en-suite featuring a walk through tiled shower, his and hers vanity and toilet bidets in the bathrooms. Downstairs you can feel nice and cozy with carpet throughout, three bedrooms, jack and jill bathroom with steam shower as well as an office. An open family room with pool table and wet bar focal point. Designed for year-round enjoyment, this acreage boasts a delightful sun-room, central air conditioning, and in-floor heating throughout bathroom, basement and garage. Expansive ample car parking space and RV parking with 30amp power cater t...

Bedroom 11.75 Ft x 16.75 Ft

Primary Bedroom 15.00 Ft x 15.67 Ft

Bedroom 14.50 Ft x 11.67 Ft

5pc Bathroom 13.17 Ft x 13.50 Ft

Bedroom 18.92 Ft x 10.00 Ft

2pc Bathroom 6.17 Ft x 6.00 Ft

4pc Bathroom 8.83 Ft x 15.33 Ft

Study 10.67 Ft x 11.17 Ft

Office 11.75 Ft x 11.17 Ft

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Listing Presented By:



Originally Listed by:  
Century 21 Grande Prairie Realty Inc.

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Royal

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