



**GRASSROOTS**

REALTY GROUP

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201076 Range Road 142  
Rural Newell, County of, Alberta

MLS # A2242781

**\$1,940,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,973 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	6.94 Acres		
<b>Lot Feat:</b>	Garden, Gentle Sloping, Landscaped, Lawn, Private, Treed, Underground Sp		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Cistern, Co-operative, Well
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-20-14-W4
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	A-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Wet Bar		

**Inclusions:** None

Acreage luxury in Newell County. This pristine acreage offers nearly 7 acres of beautifully maintained land and exceptional living space inside and out. The main floor features a spacious primary suite filled with natural light, complete with a 4-piece ensuite and a generous walk-in closet. A second bedroom includes a built-in Murphy bed, perfect for guests or flexible use, the main floor also has a large office ideal for working from home. The main level contains a second 4-piece bathroom, and the double attached garage includes a convenient 2-piece bathroom. The chef's kitchen boasts high-end finishes and modern design. The well appointed dining area opens to a large deck that overlooks the peaceful backyard—perfect for entertaining or enjoying the serenity of the property. Downstairs, the fully finished walk-out basement includes a second full kitchen, three additional bedrooms, including one with its own 4-piece ensuite, and another full bathroom. Step out onto the covered patio and take in the expansive views of the acreage. Outbuildings include a large heated shop with a bathroom and hoist, ideal for projects or hobbies, and a detached triple car garage offering even more space for vehicles and storage. This property is loaded with high-end features designed for comfort, convenience, and peace of mind. The home boasts two garburators in the upstairs kitchen, set into durable Kohler cast iron sinks, with solid oak custom cabinetry, quartz countertops up and down, a built-in appliance pantry, and a dedicated food pantry. Multiple oak built-ins can be found throughout the home, adding both beauty and function. The mechanical systems are equally impressive, including a boiler system with in-floor heating in the basement and heated double car garage. Water is supplied by town water dripping into a cistern, complemented by EID irrigation

water with an automatic sprinkler system across the main yard, plus fire protection irrigation along the highway frontage with strategically placed firehose access points throughout. A well is also available for utility use. Additional highlights include permanent exterior lighting for year-round enjoyment, central vacuum systems on both levels, and in-floor heating in the shop with its own boiler system, water softener, and a built-in vacuum system ideal for woodworking projects. This acreage also features a revenue-generating gas well, providing the owner with ongoing passive income. This is an exceptional opportunity to own a turnkey rural property with room to grow, work, and enjoy the outdoors—just minutes from Dutchess and Brooks.