



**GRASSROOTS**

REALTY GROUP

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**Lot 8 592015 Range Road 122  
Rural Woodlands County, Alberta**

**MLS # A2283302**



**\$1,097,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,691 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Double Garage Detached, Gara		
<b>Lot Size:</b>	8.50 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped, Lawn, Views		

<b>Heating:</b>	Boiler, Central, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Cistern, Private, Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-59-12-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High S

**Features:** Beamed Ceilings, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Negotiable

Luxury Acreage Living with Unmatched Views &ndash; #8 Summit Drive Perched on 8.5 acres with breathtaking panoramic views overlooking town and stretching as far as the eye can see, this exceptional estate offers the perfect blend of luxury, comfort, and functionality. Construction on this incredible home started in 2012 and was complete in 2014. Boasting approximately 2,691 sq.ft. on the main and upper levels plus a fully finished 2,499 sq.ft. walk-out basement, this home is designed for both everyday living and grand entertaining. The home is built to the highest standards, featuring triple-pane low-E windows, central heating and air conditioning, hot water on demand, and in-floor heating in both the walk-out basement and garage. Thoughtful finishes include quartz countertops, a stunning main floor fireplace, and an electric humidity fireplace in the basement. The chef-inspired kitchen is complemented by a butler's kitchen and comes fully equipped with premium appliances, including a washer and dryer, induction cooktop, combination microwave/convection wall oven, refrigerator, wine cooler, and multiple bar fridges&mdash;perfect for entertaining. The luxurious primary suite is a true retreat, offering a Jacuzzi tub, dual sinks, a separate shower, two walk-in closets, and a private balcony. An elevator shaft wired and built for all three levels adds future-proof convenience and accessibility. Additional features include steel and concrete decks, maintenance-free exterior finishing that never requires painting, and a heated 3-car garage with epoxy-coated floors and checker-plate finishing throughout. For hobbyists, business owners, or acreage enthusiasts, the impressive 42' x 60' shop with mezzanine is a standout. The property is fully serviced with power and water run throughout. Professionally landscaped grounds

showcase concrete curbing around all flower beds, creating a polished and low-maintenance outdoor space. An infrared spa and steam bath complete the resort-like experience. A rare offering that combines luxury living, spectacular views, and exceptional acreage infrastructure, this is a property that must be experienced to be fully appreciated.