



**124026 591 Township  
Rural Woodlands County, Alberta**

**MLS # A2294027**



**\$783,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,596 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Garage Door Opener, Gravel Driveway, Heated Garage, Triple Garage Attach		
<b>Lot Size:</b>	7.51 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-59-12-W5
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	Cr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Sewer, Water
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This stunning acreage property sits on over 7 beautifully manicured acres in a peaceful, park-like setting with absolutely breathtaking views. From the moment you arrive, you'll be impressed by the exceptional curb appeal, mature landscaping, dozens of planted trees, and the incredible attention to detail throughout this property. Outdoor living is truly unmatched here! The covered back deck was designed for entertaining, complete with a TV setup and plenty of space for those fun evenings and BBQs with family and friends. There's also a 20x30 garden, RV dump and plug-in and endless room to enjoy acreage living at its finest. Dad will absolutely love the heated attached garage PLUS the impressive 30x50 SHOP with 16-foot walls &mdash; perfect for all your toys, projects, storage, or workspace needs! Step inside and prepare to fall in love. The grand entrance welcomes you into a bright open concept layout where natural sunlight pours through the abundance of windows. Nearly 1600 square feet of thoughtfully designed living space showcases elegant finishes, carefully selected wall colours, beautiful glass knobs, and countless classy touches that truly set this home apart. The stunning kitchen is both functional and beautiful, featuring upgraded appliances, quartz countertops, an apron-front sink, pantry storage, new cabinetry, and a large island that makes entertaining and everyday meal prep effortless. The spacious primary retreat is a dream, complete with private deck access, extra closet space, and a gorgeous ensuite featuring a heated jetted tub and ample counter space. Main floor laundry adds even more convenience to this well-planned home. The basement layout is equally impressive with a large family room, two additional bedrooms, a spacious bathroom, and a versatile flex room perfect for a gym, office, hobby room, or guest space.

Every inch of this home was carefully designed with comfort, functionality, and style in mind. If you've been dreaming of peaceful acreage living with upscale touches, stunning views, and room for everything — this is the one!!