



435058 Range Road 21
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2296845



\$1,980,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,460 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	159.00 Acres		
Lot Feat:	Brush, Front Yard, Garden, Landscaped, Pasture, Private		

Heating:	Boiler, Fireplace(s), Forced Air	Water:	Well
Floors:	Ceramic Tile, Concrete, Laminate	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	35-43-2-W4
Exterior:	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms), Post & Beam	Zoning:	AG
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: Existing shed and green house in back yard .

Welcome to this architecturally designed, custom-built 5,460 sq ft executive 2-storey set on a full 159-acre quarter section just outside Chauvin, AB. Offering a rare combination of luxury living, functional space, and income potential, this property is built for both lifestyle and practicality. The striking post and beam front entry with vaulted cedar ceiling and natural rock landscaping sets the tone as you arrive. Inside, the open-concept main floor features soaring floor-to-ceiling windows that flood the home with natural light and capture expansive prairie views. A wood-burning fireplace with custom rock surround anchors the living space. The chef's kitchen is designed for both entertaining and everyday use, complete with quartz countertops, premium appliances, custom cabinetry by Redl Kitchens, and two large islands. Step outside to the concrete wrap-around covered porch with matching cedar post and beam detail. The main floor also includes a large laundry/mudroom with built-in lockers, guest bathroom, dedicated office/flex space, and access to the heated triple attached garage with epoxy flooring. Upstairs, the primary suite offers dual walk-in closets and a spa-inspired ensuite with custom stone shower and freestanding tub. Two additional oversized bedrooms each feature walk-in closets and private 4-piece ensuites. A bonus/playroom and craft area overlook the main entry, while a separate bonus room above the garage includes a 2-piece bath and windows on three sides. The fully developed lower level features in-floor heated polished concrete, a theatre room wired for sound, gym area, storage, and two large bedrooms with a shared 3-piece ensuite—ideal for guests or extended family. Additional features include dual modulating furnaces, dual two-stage A/C units, and a zoned HVAC system, along with a high-efficiency boiler, Hardie board siding, and a standing

seam metal roof. The home is fully constructed with ICF (Insulated Concrete Form) exterior walls from foundation to roof trusses, offering exceptional energy efficiency, structural strength, and sound insulation. The yard is partially irrigated, and the fully finished 72' x 40' heated shop provides exceptional space for equipment, hobbies, or business use. The 159-acre parcel offers a mix of cultivated land and cross-fenced pasture, making it well-suited for farming, horses, or private country living. Conveniently located on pavement, just 58 km to Wainwright and 78 km to Lloydminster. A rare opportunity to own a high-end rural property combining space, functionality, and long-term value.