



**224010 Twp Rd 9-2**  
**Rural Lethbridge County, Alberta**

**MLS # A2298655**



**\$2,000,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,038 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 3 half
<b>Garage:</b>	Additional Parking, Aggregate, Concrete Driveway, Driveway, Garage Faces		
<b>Lot Size:</b>	11.89 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Pasture,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Drinking Water, Public
<b>Floors:</b>	Carpet, Hardwood, Marble	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	Res Acreage
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Separate Entrance, Soaking Tub, Steam Room, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 2 PLAY HOUSES IN FRONT YARD, OVERHEAD RADIANT HEATERS IN SHOP(2), GAS HEATER, , SHELVING, BENCHES, TV, 1 FREEZER IN GARAGE, FRIDGE, GAS COOK TOP, 2 WALL OVENS, DISHWASHER, MICROWAVE, WASHER AND DRYER ALL WINDOW COVERINGS INCLUDING CURTAINS, RODS, & BLINDS, UNDERGROUND SPRINKLERS, AIR CONDITIONING UNIT, 2 GARAGE DOOR REMOTES, MASTERCRAFT GARAGE SHELVING, CENTRAL VAC AND ATTACHMENTS, BAR FRIDGE IN KITCHEN, FRIDGE IN LAUNDRY ROOM, ALL RTI SPEAKERS, RECEIVER AND 85" TV, CAMERAS AND SECURITY SYSTEM, WATER SOFTENER, HUMIDIFIER, BAR FRIDGE, BAR DISHWASHER. Beautiful acreage for sale just outside of Lethbridge and Coalhurst. 11.89 acres with front pasture for livestock, fenced and cross fenced.

This property is on city water. This property truly is a one of a kind and must be seen to fully appreciate it. The home's exterior showcases timeless brick and stone, leading to a stunning premier arched front entry door crafted from maple with elegant detailing. Inside, you're greeted by soaring 20-foot ceilings and a breathtaking floor-to-ceiling stone gas fireplace. Expansive windows flood the space with natural light, highlighting the custom tile work and rich Brazilian hardwood finishes. A jaw dropping curved walnut staircase adds architectural elegance to the grand entrance. The open-concept kitchen and dining area features a tray ceiling with custom crown moulding and is designed for both everyday living and entertaining. The chef's kitchen includes two-tone cabinetry, a Sub-Zero refrigerator, Miele dishwasher, double Wolf ovens, a gas cooktop, custom hood fan, cast iron sink, and stylish lighting throughout. The main floor primary suite is a private retreat, complete with its own gas fireplace and access to a wraparound exposed aggregate patio. The spa-like ensuite offers custom built-ins, dual sinks, a large jetted tub, and a steam shower with rain head and body jets. A separate restroom includes an additional sink and washer/dryer hookups. Dual walk-in closets provide ample space and organization. Conveniently and smartly located off the kitchen is a functional back entry with generous storage, a laundry room with sink, and a half bath with ideal access to the garage. Upstairs, you'll find four additional bedrooms, a spacious bonus living area, and one-and-a-half bathrooms, all boast large windows. The fully developed walk-up basement features 9-foot ceilings, stone feature walls, and a long gas fireplace.

Host like a professional in the bar area complete with a wine fridge and dishwasher, or enjoy movie nights in the theater room. This level also includes a full bathroom, a dedicated workout room with custom brick and reclaimed wood accents, and a bright office with built-ins. The oversized 30' x 48' garage offers drive-through access, custom storage, in-floor heating, and durable epoxy flooring. Additional features include RTI surround sound, a full security system, and connection to city water. The beautifully landscaped yard boasts custom brickwork, rock retaining walls, a fire pit area, mature trees, underground sprinklers, and charming playhouse structures. A 50' x 84' fully insulated Quonset, complete with radiant heat, gas heater, concrete floors, a half bath, and an overhead powered door. Again, this is an absolute must view in person property for any serious acreage buyers.