



19 120053 Township road 584
Rural Woodlands County, Alberta

MLS # A2299135



\$709,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,680 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	7.24 Acres		
Lot Feat:	Garden, Landscaped, Private		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed 14x24, Shed 18x20, 9x6 high cube 40â€™™ sea can, 20x 30 Quonset

Set on 7.24 beautifully developed acres, this stunning 1.5-storey A-frame home with a walk-out basement offers a rare combination of striking architecture, upscale finishes and functional acreage living. The home features 5 bedrooms and 3 bathrooms, thoughtfully designed to offer both space and privacy. Soaring vaulted ceilings and a dramatic A-frame feature wall create an impressive main living space, while triple-pane windows flood the home with natural light and showcase the quality craftsmanship throughout. The interior features engineered hardwood flooring, slate tile accents and rich dark maple cabinetry carried through the kitchen and bathrooms. The kitchen is both stylish and practical, complete with quartz countertops, stainless steel appliances and central vacuum floor sweeps, all open to the main living and dining areas. A gas fireplace adds warmth to the living room, while the walk-out basement offers additional living space with a cozy wood-burning fireplace. In the lower level, walnut ceilings and matching trim have been carried through to create a seamless, cohesive design that ties the entire home together beautifully. This level also extends the living space with comfort and warmth, enhanced by in-floor heating throughout. The loft is dedicated to a private primary retreat, featuring a reading area overlooking the main floor, a walk-in closet and a well-appointed ensuite with double vanities and a tiled walk-in shower. The main bathroom also includes a deep soaker tub and in-floor heat, with additional in-floor heating in the walk-out level. Recent upgrades include a new well (May 2025), water softener, washer and dryer and central vacuum system. The exterior is finished in durable Hardie board siding and surrounded by decking on three sides, including private access from one of the bedrooms and two gas hookups for BBQs. Previously

used for commercial organic gardening, the property features a fully fenced 150' x 300' garden and greenhouse area, including a 12' x 50' greenhouse plumbed for water. Established plantings include strawberries, apple trees, Saskatoon bushes, cherry trees, raspberries, haskap and asparagus. Additional improvements include two insulated, powered sheds (18' x 20' and 14' x 24', one with air conditioning), a 20' x 30' Quonset, chicken coop and a fully serviced RV site with power, sani-dump and water nearby. There is also an 8' x 8' powered dog house with a window, man door and doggy door. A 40' high cube sea-can (9'6" high) with an attached 8' x 14' lean-to is negotiable, complete with electrical panel, LED lighting and outlets. A truly unique opportunity offering refined country living with exceptional versatility and space to grow.