



**75047 A Township Road 454A**  
**Rural Wainwright No. 61, M.D. of, Alberta**

**MLS # A2299801**



**\$624,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,779 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	3.09 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Front Yard, Irregular Lot, Lawn, See Remarks		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	30-45-7-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Recessed Lighting, Stone Counters, Vinyl Windows		

**Inclusions:** NA

Welcome to this stunning custom-built 1,779 sq ft bungalow perfectly positioned on a scenic acreage overlooking the river hills—offering breathtaking views, privacy, and true country luxury living. This executive walkout bungalow features 3 spacious bedrooms on the main floor, a full 4-piece bathroom for the secondary bedrooms, and a fully developed basement with an additional bedroom and large office—ideal for guests or a home-based business. The chef-inspired custom kitchen is the heart of the home, complete with concrete countertops, built-in appliances, and a large eat-in island, all opening into the bright, open-concept living area where oversized windows showcase the incredible landscape. The dining area leads to a large elevated deck, perfect for entertaining or relaxing while taking in the views of the fully fenced and beautifully landscaped yard. The primary suite is a true retreat, featuring a large walk-in closet and a spa-like custom 4-piece ensuite with a jetted corner tub and a tiled walk-in shower—designed for comfort and relaxation. Main floor laundry adds everyday convenience. The fully finished walkout basement is built for entertaining, offering a spacious rec/games area, a sunken living room/movie space, and provisions for a future wet bar. Large windows continue the view downstairs, and the walkout leads to a professionally landscaped yard featuring a custom artificial turf 9-hole golf practice green—a rare and impressive feature. The basement also provides access to the attached double garage with in-floor heat. Additional highlights include in-floor heating in the basement, central A/C, and quality finishes throughout. This one-of-a-kind executive acreage combines custom craftsmanship, functional design, and unbeatable views—a rare opportunity you don't want to miss.