



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**314 46466 Range Road 213**  
**Rural Camrose County, Alberta**

**MLS # A2300656**



**\$1,050,000**

<b>Division:</b>	McNary Hills Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	1.45 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Rubber, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-46-21-W4
<b>Exterior:</b>	Brick, Composite Siding, ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	R
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Hot tub, shed, zero turn lawn mower, play structure

Tucked away in McNary Estates just 10 minutes from Camrose, this one-of-a-kind custom-built home offers the perfect blend of luxury, efficiency, and peaceful country living on 1.45 acres. Built with quality and longevity in mind, this property features an ICF foundation from basement to roof, durable Hardie board siding, and a 50-year Euroshield rubber roof. Inside, you'll find an expansive open-concept layout with soaring ceilings, triple pane windows, and in-floor heating throughout the entire home and garage, powered by a new boiler (October 2025) and supported by an HRV system for year-round comfort. The chef-inspired kitchen is truly the heart of the home, complete with an industrial-sized fridge/freezer, gas cooktop, oven, and a massive walk-in pantry with a built-in coffee bar. The living room offers custom built-in storage and a warm, inviting atmosphere perfect for entertaining or relaxing with family. The main floor features a spacious primary retreat with a walk-in closet and a luxurious ensuite boasting dual shower heads. Two additional bedrooms (both with walk-in closets), a full 4-piece bathroom and convenient main floor laundry with built-in shelving complete this level. Downstairs, the fully developed basement offers exceptional versatility, including a large family room with wet bar, a bedroom with walk-in closet and a home gym (also with walk-in closet). The basement also features a full second kitchen. Step outside and enjoy the privacy of country living with a maintenance-free deck, outdoor fireplace, hot tub and play set. The property is serviced by a great well and septic mound system. This thoughtfully designed, energy-efficient home checks all the boxes and offers a rare opportunity to own a truly unique property in a desirable location.