



**GRASSROOTS**

REALTY GROUP

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**50047 774A Township  
Rural Spirit River No. 133, M.D. of, Alberta**

**MLS # A2303347**



**\$1,599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,544 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Garage Door Opener, Heated Garage, Oversized, RV Acc		
<b>Lot Size:</b>	7.93 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Dog Run Fenced In, Farm, Fruit Trees/Shrub(s), G		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Post & Beam	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Recessed Lighting, Recreation Facilities, See Remarks, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Outbuildings		

Set on 7.93 acres in a private river valley, this custom Mira Timber Frame home offers over 3,500 sq ft of thoughtfully designed living space, where craftsmanship, scale, and natural surroundings come together effortlessly. Surrounded by mature trees, open landscape, and a nearby seasonal creek, the setting feels quiet, private, and entirely your own. Expansive outdoor spaces&hellip; wraparound patios, landscaped areas, and multiple places to gather or unwind&hellip;create an immediate sense of arrival. When you step inside the home, you are met with soaring ceilings, exposed timber beams, and expansive windows that flood the home with natural light. A floor-to-ceiling stone wood-burning fireplace anchors the main living area, while the newly installed over-sized patio doors create a seamless connection to the outdoors. The kitchen is designed for both everyday living and entertaining, featuring double wall ovens, an over-sized gas cooktop, built-in double fridge, and generous prep space. Just off the kitchen, a mudroom-adjacent utility space offers additional pantry storage, a sophisticated water system, and a secondary washer and dryer. The main level includes three bedrooms&hellip; each with its own sense of character. Two include loft spaces that add flexibility and architectural interest, while the third bedroom offers convenient direct access to one of the main floor bathrooms. A second main bathroom, located across from the lofted bedrooms, has been newly renovated and features a soaker tub. Showers throughout are temperature controlled. Upstairs, a loft style family room overlooks the main living area, alongside a dedicated home office. The primary suite is a private retreat, complete with a spacious ensuite and its own laundry in a huge walk in closet. Built for long-term performance, the home features SIP panel construction, triple pane windows, and a

suspended heated slab. A Viessmann boiler provides in-floor heat, complemented by a Lennox forced air system, A/C, and dual HRV units. The attached triple garage includes in-floor heat, oversized overhead doors, epoxy floors, hot and cold taps, and a rough-in for a dog wash. Outside, fenced areas, paddocks, firepit spaces, and open land offer flexibility for a variety of uses. Zoned CR-5 and set up for horses and llamas, with hot and cold water at exterior hose bibs. Then there's the shop... a 60x80 heated Goodon shop that stands in a league of its own. Featuring radiant heat, power, its own 3,500-gallon cistern, separate sewer system, and a bathroom with laundry. The mezzanine is roughed in for a future suite or apartment. Additional structures include a detached heated garage/gym, greenhouse, and chicken coop. A property that offers both presence and possibility&hellip; you will want to experience this in person.