



GRASSROOTS

REALTY GROUP

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30, 593037 Range Road 122
Rural Woodlands County, Alberta

MLS # A2304782



\$870,700

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,608 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	40.96 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Private, Yard Lights		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: Negotiable.

This stunning estate, spread across more than 40 acres, offers a rare sense of peace that begins the moment you pull up the drive. The property is a true sanctuary, even including a portion of the lake itself, ensuring your views and your privacy are preserved forever. Inside, the home feels both grand and incredibly grounded. The main living area greets you with soaring vaulted ceilings that draw the eye upward, while the front living room and separate dining area provide a warm, classic feel. The kitchen, renovated in 2021, was designed specifically to capture the morning light; it faces east toward the water, so you can enjoy the sunrise over the lake while you make your morning coffee. It's as functional as it is beautiful, featuring crisp slow-close cabinetry, quartz countertops, a gas cooktop, and a unique fire-rated brick backsplash. All the appliances are high-end Samsung, and the fridge is even plumbed with a reverse osmosis water system. The layout is perfectly tailored for a family, offering a main-floor bedroom and three additional bedrooms upstairs. In a truly special touch, every bedroom on the second level in the house opens onto a balcony, allowing everyone space to step outside. The upper level is also home to the laundry room for maximum convenience, along with a double-sized cedar sauna and a freestanding soak tub in the main bath that turns the home into a personal spa. The infrastructure here is just as impressive as the aesthetics. With triple-paned windows on the top 2 levels, central air conditioning, and a 200-amp electrical service, the home is exceptionally comfortable and efficient. Outside, the land has been thoughtfully cared for, with new landscaping, fresh grass, and strategic tree clearing that opens up the view to the lake. A great feature of this property is the massive 40' x 60' shop, newly constructed in 2023. This fully finished,

insulated, heated space is powered by a 100-amp service and features three large overhead doors for effortless equipment access and a 30-amp RV plug . Inside, a spacious mezzanine offers additional storage or potential for a private office overlooking the workspace. Complemented by an attached double-car garage and exterior fencing perfect for a dog run or small livestock.