



40225 RR 19-2  
Rural Stettler No. 6, County of, Alberta

MLS # A2305474



**\$1,250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,179 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	150.00 Acres		
<b>Lot Feat:</b>	Farm, Many Trees, See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-40-19-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Set on approximately 150 acres, this exceptional property offers over 3,400 sq ft of thoughtfully designed living space with 5 bedrooms and 4.5 bathrooms(basement is not completely finished; See Virtual Tour for more views). The land is a remarkable blend of natural beauty and functionality, featuring +100 acres of mature treed wildlife habitat and +40 acres of productive cropland. Ultimate privacy is assured, with the nearest neighbour located half a mile away, Crown land bordering the south, and Nature Conservancy land to the east. The main floor showcases an open-concept design with ‘ceilings, rich hardwood flooring, and granite countertops throughout. The spacious kitchen is equipped with a premium stainless steel 8-burner dual-oven propane range, perfectly suited for entertaining or serious home chefs. Large windows frame breathtaking panoramic views, while the striking wood stove creates a warm and inviting focal point in the living area. Two generously sized main-floor bedrooms each feature private ensuites and large closets. An office, half bath, and laundry room add functionality, while the slate-tiled mudroom provides convenient access to the attached garage. A grand staircase leads to the upper-level primary retreat, complete with a private ensuite, two walk-in closets, and access to a second-floor deck—an incredible vantage point to enjoy the peace, privacy, and sweeping views of the surrounding landscape. The walkout lower level is equipped with in-floor heating and offers two additional bedrooms, a full bathroom, cold storage, roughed-in wet bar area, and a spacious family room awaiting your finishing touches with primed walls and stippled ceilings already in place. The mechanical room houses the 1,100-gallon water cistern, furnace, in-floor heating tank, hot water tank, power inverter, and

deep-cycle battery bank. Outside, the beautifully maintained yard site features a mowed walking trail, secluded firepit area, ground-mounted solar array, a 200 sq ft multi-purpose/wood shed with additional solar panels, a smaller lean-to garden/wood shed, and young shelterbelt evergreens. A large level area offers excellent potential for a future shop. The surrounding forest is woven with trails ideal for walking or quadding, along with a spectacular toboggan hill and a wildlife-rich slough that transforms into a classic outdoor hockey rink during the winter months. Power and water services are already available on the west side of the property, and subdivision potential adds further long-term value to this truly one-of-a-kind rural retreat.