



**20 Deer Path Meadow
Fort Macleod, Alberta**

MLS # A2307910



\$995,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,366 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Multiple Drives		
Lot Size:	5.68 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gazebo, Gentle Sloping, Landscaped, No Neigh		

Heating:	Forced Air, Geothermal	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Veneer	Zoning:	CR
Foundation:	Preserved Wood	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Open Floorplan, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

Inclusions: Security System, Blinds, All Shelving in Storage Room, Shelving in Family Room, Glass cabinets in Living Room, IR Sauna, Hot Tub, Gas Fire Pit, Solar Panels, Wind Turbine (AS IS), Shed, Animal Shelter, Electric Fireplaces (4), Washing Machine Filtration System, 6 bar stools basement, 3 bar stools kitchen.

Nestled on 5.68 beautifully landscaped acres with breathtaking Rocky Mountain and Oldman River valley views, this custom-built Santa Fe Southwest style home offers the perfect blend of luxury, comfort, character and sustainability. Built in 2008 with 2x8 construction, triple-pane low-E windows, geothermal heating and cooling, 10 solar panels, and a wind turbine, this all-electric property is designed for efficient country living without compromise. Want to live off-grid? Just add a few more solar panels! Offering over 2,366sf of thoughtfully designed living space on the main floor, this stunning walkout bungalow features 4 spacious bedrooms, 3.5 bathrooms, two large living areas, dens and flex rooms, and exceptional craftsmanship throughout. The main living room showcases soaring 12-foot ceilings, dramatic ceiling beams, clerestory windows for passive solar light, and an impressive granite tile fireplace feature wall. Absolutely stunning! Built-in cabinetry, ceiling speakers, and multiple electric fireplaces create warmth and functionality throughout the home. The chef-inspired kitchen includes granite counters, a roomy breakfast bar, pantry/laundry room, with room for multiple sous-chefs prepping your 5-star gourmet creations. The luxurious primary retreat offers a private sitting area, walk-in closet, Japanese soaking tub, and private south-facing deck with views of town, the river valley and Chief Mountain. Additionally, the main floor features a second primary or in-law suite, complete with another private sitting area and 3 piece ensuite, and exterior entry! The fully developed 2380sf walkout basement boasts oversized windows, insulated ceilings for sound privacy, a large hobby room with sink, wet bar with full fridge, infrared sauna, cold storage room, and additional living space for games, a gym or any hobby that tickles your fancy. Outside, the property is equally

impressive with composite decking, a hot tub, gas fire pit, 3 4x8 raised garden beds, multiple sheltered sitting areas, fenced pasture space for livestock, workshop garage, dog kennel, and mature drought-tolerant landscaping. A PRIVATE WELL (not on the local water co-op), reverse osmosis system, central vac, security system, 5G internet readiness, and extensive thoughtful upgrades complete this exceptional rural package. A rare opportunity to own a highly energy efficient, custom acreage property with unmatched views and outstanding amenities just minutes from historic Main Street Fort Macleod. Call your favourite Realtor to ask for a full list of features, and have a look today!