



101070 Township Road 594
Rural Woodlands County, Alberta

MLS # A2313489



\$795,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,140 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Quad or More Detached		
Lot Size:	9.56 Acres		
Lot Feat:	Back Yard, Corner Lot, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shr		

Heating:	Boiler, High Efficiency, In Floor, Forced Air, Natural Gas, Zoned	Water:	Private, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Open Discharge, Private Sewer, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	26-59-10-W5
Exterior:	Stucco	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: tarped shed and white shed

Welcome to your new country home, located right on the pavement just two miles east of Blue Ridge, Alberta. This property offers plenty of room to move, anchored by a solid family home, a 24' x 28' double car garage, and a 60' x 40' shop. Built for serious work and storage, the shop features a heavy-duty 5,200 lb concrete floor, 17-foot ceilings, and a 14-foot-wide by 16-foot-high overhead door that easily fits large equipment or an RV. The land itself is already cross-fenced, having originally been set up for alpacas. Outside, you can enjoy the quiet country views from the large front covered deck, or head over to the side covered deck, which is the perfect spot to sit back and watch the sunsets. Inside, the home is built for Alberta winters with R28 insulated exterior walls. The main floor features a comfortable open-concept layout with real hardwood floors running through the living room, a large kitchen, and a big dining area made for family meals. The kitchen is equipped with a new gas stove from April of this year, a fridge about 2 years old, and a 2010 dishwasher. For added convenience, the laundry room is located right on the main floor, and the entire house is serviced by a central vacuum system. The primary bedroom provides plenty of space at 16' x 20' and includes a walk-in closet and a 3-piece ensuite, alongside two more main-floor bedrooms. The solid craftsmanship is noticed in the tall wood baseboards and solid wood interior doors. Downstairs, the walk-out basement has its own separate entrance and functions as a full living suite. Thanks to tall ceilings and big windows, the space is bright and welcoming, featuring a second full kitchen, three more large bedrooms, and a family room. The mechanical systems are well-maintained and robust. A 200-amp electrical service is in the house. Heating is handled by a combination of cozy in-floor heat

(downstairs) and a forced-air system, featuring a high-efficiency furnace that was brand new in April of this year and a heat exchanger that is about 4 to 5 years old. The hot water tank was replaced in 2017. The water system includes a well pressure tank that is roughly 5 years old and a 60-foot-deep water well with a 24-inch casing that is about 32 years old. An RO system is included for drinking water. Built with efficiency and quality finishes in mind, this acreage is ready for its next chapter.