



14545 Highway 26
Rural Flagstaff County, Alberta

MLS # A2315596



\$729,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,382 sq.ft. | Age: | 1985 (41 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Double Garage Detached | | |
| Lot Size: | 8.99 Acres | | |
| Lot Feat: | Front Yard, Landscaped, Many Trees | | |

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|--------------------|--|-------------------|---------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Hardwood, Laminate, Linoleum | Sewer: | Septic System |
| Roof: | Asphalt Shingle, Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board | Zoning: | res |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Kitchen Island, Storage, Vinyl Windows | | |

Inclusions: fridge, stove, dishwasher, hood fan, microwave, washer, dryer, blinds & window coverings, central vac & attachments, 3 cabinets in basement, distiller, garage openers & remotes, china cabinet in kitchen, hot tub, 3, 1200 gallon tanks for water collection, & jet pump, & air compressor with hoses. Some furniture negotiable.

Welcome to acreage living at its finest! Situated on 8.99 beautifully maintained acres, this property is the kind that instantly catches your eye and never lets go. From the moment you pull into the yard, you will appreciate the incredible pride of ownership throughout. Not a blade of grass is out of place and every inch of this property has been meticulously cared for inside and out. Surrounded by endless farmers fields and stunning Alberta skies, the setting offers peace, privacy, and breathtaking views in every direction. The impressive yard site features a 30x24 attached double garage, detached double garage, heated shop, and multiple outbuildings, making this property ideal for families, hobbyists, or anyone needing extra space for vehicles, toys, or projects. Inside, the home is warm, welcoming, and exceptionally well kept. The bright kitchen offers plenty of natural light, a fantastic layout, handy island, and flows beautifully into the dining area, creating a wonderful space for everyday living and entertaining. The front living room is sure to become your favorite place to unwind, complete with a freestanding wood stove and incredible panoramic views of the acreage through the large windows. The main floor also features a spacious primary bedroom, a 5 piece bathroom, two additional bedrooms, and a convenient 3 piece bath. Just off the attached garage, you will discover an incredible hot tub/BBQ space designed to take full advantage of the surroundings, with overhead doors that open up to the yard so you can relax and enjoy the fresh country air and beautiful views year round. Step outside and you will fall in love with the thoughtfully designed outdoor living spaces, including a stunning fire pit area surrounded by shrubs, privacy fencing, and ambient lighting that brings the space to life in the evenings. The fully finished basement adds even more room for the family with a

huge rec room, additional bedroom, 2 piece bathroom, laundry room and storage galore. Complete with central A/C for those warm summer days and unforgettable views in every season, this immaculate acreage offers the perfect balance of comfort, function, and country charm. A truly special place to call home and an ideal property to raise a family.