



GRASSROOTS

REALTY GROUP

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17312B Township Road 535
Rural Yellowhead County, Alberta

MLS # A2316936



\$1,375,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,185 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking, Triple Garage Attached		
Lot Size:	12.28 Acres		
Lot Feat:	Back Yard, Front Yard, Private, Treed		

Heating: Floor Furnace, Forced Air, Hot Water, Natural Gas

Water: Well

Floors: Carpet, Vinyl Plank

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: ICFs (Insulated Concrete Forms), Wood Frame

Zoning: RD - Rural District

Foundation: ICF Block, Poured Concrete

Utilities: Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters

Inclusions: none

Set on 12.28 private acres, this remarkable 6-bedroom, 4-bathroom custom residence delivers the ultimate acreage lifestyle. Built in 2021 with an emphasis on quality craftsmanship and timeless design, this home offers expansive living spaces, upscale finishes, and exceptional attention to detail throughout. The heart of the home is a stunning chef-inspired kitchen featuring custom cabinetry, quartz countertops, a large gathering island, premium appliances, and a walk-through pantry. The open-concept layout flows seamlessly into the dining area and spectacular great room, highlighted by a floor-to-ceiling stone fireplace and expansive windows that fill the home with natural light. A bright four-season sunroom provides the perfect place to relax year-round, while the home's thoughtfully designed layout creates an ideal balance of everyday comfort and entertaining space. The upper level is anchored by a luxurious primary retreat complete with a spa-inspired 5-piece ensuite featuring heated floors, a soaker tub, and an oversized walk-in closet. Three additional bedrooms, a beautifully appointed 5-piece bath, convenient upper-level laundry, and a versatile bonus room complete the space. The fully developed Walk Out basement offers exceptional flexibility with spacious recreation and media areas, guest accommodations, another 4-piece bathroom, ample room for family gatherings and entertaining and a cozy area for play sleepovers for the kids. Car enthusiasts, hobbyists, and acreage owners will appreciate the heated triple attached garage as well as the heated detached garage, providing abundant space for vehicles, equipment, and storage. Constructed with quality craftsmanship and attention to detail throughout, this remarkable property delivers the privacy and tranquility of acreage living while offering the modern conveniences and upscale finishes today's discerning

buyers expect. Set on a generous 12.28-acre parcel with room to personalize and complete the outdoor vision to suit your lifestyle, this is a rare opportunity to own a truly outstanding country estate. Feature Sheet available!