



GRASSROOTS
REALTY GROUP

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43532 Range Road 114
Rural Flagstaff County, Alberta

MLS # A2320627



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,266 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Additional Parking, Gravel Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	12.23 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Garden, Lawn, Pasture, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-43-11-W4
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	HC
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hood Fan, Mini Wine Fridge, A/C, Box Stall Panels, Tack Boxes		

Stunning 12.23-acre property in the Village of Loughheed offering over 2,000 sq ft of main floor living plus a fully developed walkout basement. The main floor features a chef's kitchen with full side-by-side fridge and freezer, double wall ovens, Blanco Antico granite countertops, knotty pine cabinetry in hot-chocolate stain, a main floor office, main floor laundry, and a spacious living room with vaulted knotty pine ceiling and gas fireplace. The master bedroom is a true retreat with its own gas fireplace and a massive ensuite complete with separate soaker tub, walk-in shower, his and hers vanities, and an oversized walk-in closet. The walkout basement offers a theatre room with projector, screen and seating included, three additional bedrooms — two with their own private ensuites — and access to a covered deck space of approximately 60x14 ft. The 3-car attached garage features radiant heat and floor drains. Outside, a 60x80 heated shop with 18 ft walls and mezzanine suite potential, a fully equipped 6-stall equestrian barn with drive-through access and cedar Dutch barn doors, an outdoor riding arena, and approximately 400 planted trees across an immaculate yard — all built in 2016. All woodwork crafted locally by Pederson's Cabinets, Killam AB. A