



GRASSROOTS

REALTY GROUP

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41102 RR 17-4
Rural Stettler No. 6, County of, Alberta

MLS # A2321045



\$1,200,000

Division:	NONE		
Cur. Use:	-		
Style:	1 and Half Storey		
Size:	1,825 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	-		
Lot Size:	160.00 Acres		
Lot Feat:	-		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Near Town:	Donalda
Basement:	Full	LLD:	9-41-17-W4
Exterior:	-	Zoning:	Agriculture
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Pasture

Perched on the edge of a spectacular coulee and overlooking Red Willow Creek, this extraordinary home offers a lifestyle that few properties can match. Consisting of 160 acres, this quarter section stretches from the top of the east ridge, across the coulee floor, and up to the west side. With no close neighbors, virtually no traffic, and endless opportunities to explore your own land, this is the perfect escape and a rare opportunity to own a truly one-of-a-kind setting. In 1996, the home was put onto a basement and the addition of the top floor, roof, and decks were completed at this time. Recent updates include a new kitchen, flooring throughout the upper two levels, new carpet on the staircases, and fresh paint, creating a bright and welcoming atmosphere throughout. Designed to capture the incredible landscape from every angle, the home is filled with oversized windows that frame the stunning coulee views. The main floor features a dramatic living room with vaulted ceilings and a cozy wood-burning stove. Garden doors lead to a covered wraparound deck overlooking the coulee—an ideal spot to enjoy morning coffee, wildlife sightings, and unforgettable prairie sunsets. The beautifully renovated kitchen offers hickory cabinetry, a custom backsplash, stainless steel appliances, a large apron-front sink, and an oversized side-by-side refrigerator/freezer. Completing this level are two bedrooms and a stunning bathroom/laundry room which features dual vessel sinks, custom tile work in the tub/shower, and extensive cabinetry. The upper floor was designed with the views in mind. A wide catwalk overlooking the living room leads to a private balcony where panoramic coulee vistas become part of your daily routine. The spacious upper loft area offers endless possibilities for a family room, home office, studio, or relaxation space. Adding to the home's unique

character, an antique stained-glass door takes you down to the walkout basement. Here you will find a large family room, two additional bedrooms, a spacious bathroom with corner shower, and warm knotty pine accent walls. The covered and screened patio creates another inviting outdoor living space and includes a hot tub for year-round enjoyment. Outside, the property continues to impress. The 42'x32' shop features two oversized overhead doors, a mezzanine level, air compressor, gen set, and workshop space. The yard includes a dog run, raised garden boxes, fruit tree enclosure, two storage sheds, and mature landscaping. The fenced and gated land is currently utilized as pasture, while a charming cabin tucked away on the far side of the coulee offers the perfect destination for family camping or a secluded retreat. Hunting blinds are included. Properties of this calibre are exceptionally rare. If you have been searching for privacy, natural beauty, abundant space, and a home unlike any other, this remarkable retreat deserves your attention.