



44170 Range Road 140  
Rural Flagstaff County, Alberta

MLS # A2323371



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated		
<b>Lot Size:</b>	9.59 Acres		
<b>Lot Feat:</b>	Few Trees, Fruit Trees/Shrub(s), Landscaped, Private, Views, Yard Lights		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete, Laminate, Tile, Vinyl	<b>Sewer:</b>	Holding Tank, Pump
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	12-44-14-W4
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Negotiable - skid steer and attachments

Spacious and well-maintained acreage offering the perfect blend of comfort, functionality, and outdoor living! This property has seen numerous updates over the years, including a metal roof (approx. 10 years old), updated attic insulation, vinyl windows throughout, central air conditioning - and it was professionally lifted onto a new concrete foundation in 1996! The main floor is designed for both everyday living and entertaining - starting with the MUST have of any Alberta acreage - the mud room, which not only has its own wash sink, BUT also has in-floor heating! Into the beautiful and bright kitchen, which features stainless steel appliances, an island, abundant counter space, a coffee bar area, and large windows that flood the space with natural light. Enjoy the multiple living areas, including a dining space, cozy living room, and a sunroom/den with direct access to the deck. Finishing off the main level is a well-appointed 4-piece bathroom with a corner jet tub, tiled shower, and convenient stackable laundry. Upstairs, you'll find four bedrooms, including a spacious primary suite with a walk-in closet, along with a beautifully appointed bathroom featuring a soaker tub, separate shower, and elegant chandelier. The lower level provides excellent storage and utility space, with in-floor heat, a cold room, and an upgraded furnace (installed in 2015 & a new motor in 2026). Outside, this property truly shines - not only do you have plenty of interior entertaining space, but you have a large deck with a pergola as well as a concrete patio area for all your needs (complete with wiring for a hot tub!) The multiple outbuildings include a heated and powered detached garage, an additional garage (20x36), a shop (30x60) with in-floor heat, water, and an in-floor drain system, a bathroom w/laundry & two 12x32 covered overhangs for extra storage. There is a chicken coop with

power and heat, and another shed with power! Surrounded by mature trees and a well-established shelterbelt, the yard also features raspberry bushes and elderberry trees &mdash; offering privacy, beauty, and a true country lifestyle. A fantastic opportunity for those seeking space, versatility, and the comforts of acreage living &mdash; all ready for you to enjoy.