



**GRASSROOTS**  
REALTY GROUP

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44402 Range Road 125  
Rural Flagstaff County, Alberta

MLS # A2324103



**\$865,000**

|           |                                                                              |        |                   |
|-----------|------------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                         |        |                   |
| Type:     | Residential/House                                                            |        |                   |
| Style:    | Acreage with Residence, Bungalow with Loft                                   |        |                   |
| Size:     | 1,704 sq.ft.                                                                 | Age:   | 1988 (38 yrs old) |
| Beds:     | 3                                                                            | Baths: | 2 full / 1 half   |
| Garage:   | 220 Volt Wiring, Additional Parking, Driveway, Gravel Driveway, Quad or More |        |                   |
| Lot Size: | 80.12 Acres                                                                  |        |                   |
| Lot Feat: | Back Yard, No Neighbours Behind, Pasture, Subdivided, Treed, Underground     |        |                   |

|             |                                                                                                                                                                                                                   |            |                    |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|
| Heating:    | Boiler, Hot Water, Natural Gas                                                                                                                                                                                    | Water:     | Well               |
| Floors:     | Carpet, Hardwood, Linoleum, Vinyl Plank                                                                                                                                                                           | Sewer:     | Holding Tank, Pump |
| Roof:       | Metal                                                                                                                                                                                                             | Condo Fee: | -                  |
| Basement:   | Full                                                                                                                                                                                                              | LLD:       | 30-44-12-W4        |
| Exterior:   | Wood Siding                                                                                                                                                                                                       | Zoning:    | AG                 |
| Foundation: | Poured Concrete, Preserved Wood                                                                                                                                                                                   | Utilities: | -                  |
| Features:   | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |            |                    |
| Inclusions: | Grain Bins, Chicken Coop, Fuel Tanks                                                                                                                                                                              |            |                    |

Tucked away on 80 private acres just 5 minutes from the charming community of Sedgewick, this one-of-a-kind property offers the perfect blend of peaceful country living, functionality, and character. Surrounded by mature trees and accessed by a long, winding driveway, the setting feels like your own private retreat. The home features 3 bedrooms and 2.5 bathrooms, including a spacious primary suite complete with a walk-in closet, double vanities, a walk-in shower, and a toilet. The kitchen is designed for both everyday living and entertaining, with a gas range, built-in oven, and dining area overlooking the front yard and a waterfall pond. There are plenty of custom features throughout the home, including built-ins in the living room, which has sliding doors to the patio already wired for a hot tub. A unique loft space overlooks the home and yard below—perfect as a library, yoga/zen retreat, office, or creative studio. The walkout basement expands the living space with a family room, two offices, a laundry room with a sink, storage rooms, a utility room, and a half bath, and access to the attached single garage. The property itself is exceptionally well-equipped with a massive airplane hangar/shop featuring a hydraulic door that opens the entire 40-foot width, a 40x80 quonset with heated front half, plus concrete floors and power throughout, chicken coops, grain bins, storage buildings, an irrigation system, boiler heating system, and even additional electrical setup for a tanning bed if desired. Whether you’re seeking a private acreage lifestyle, hobby farm potential, workspace for projects or toys, or simply a truly unique home surrounded by nature, this property is a rare opportunity.