



GRASSROOTS
REALTY GROUP

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183069 Hwy 663
Boyle, Alberta

MLS # A2330806



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,184 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	25.30 Acres		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Other		

Heating:	In Floor	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	AG
Foundation:	See Remarks	Utilities:	Electricity Connected

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: none

Welcome to your own private retreat on 25 acres, just minutes from Skeleton Lake, Amisk Lake, and the community of Boyle, Alberta. Whether you're looking for a year-round home or the perfect weekend escape, this brand-new custom-built property offers the ideal combination of comfort, privacy, and outdoor recreation. Built to impress, the property features a 20' x 50' RV garage with 22-foot ceilings, plus an attached double garage with plenty of room for your RV, boats, vehicles, and all your toys. Surrounded by miles of Crown land trails, you'll enjoy endless opportunities for ATVing, snowmobiling, hiking, and hunting, while being just minutes from golf, boating, and two nearby boat launches. Inside, the home blends modern finishes with timeless East Coast charm, featuring hardwood floors, herringbone tile, a beautiful stone gas fireplace, quartz countertops, stylish lighting, and brand-new appliances. The practical layout offers 4 bedrooms and 3 full bathrooms, with three bedrooms, two bathrooms, laundry, and additional living space upstairs, while the main floor includes a spacious foyer, a large bedroom with a walk-in closet, and another full bathroom. This home was built with quality and efficiency in mind, offering in-floor heating with three zones, air conditioning, on-demand hot water, spray foam insulation, a metal roof, an upper deck with a natural gas BBQ hookup, a gated driveway, 200-amp service, security cameras, and a well filtration systems. The insulated RV garage provides even more functional space, and the home is backed by the 10-Year New Home Warranty. If you're looking for a private acreage that offers modern living, incredible storage, and easy access to Alberta's best outdoor recreation, this is one you won't want to miss. Please note the wall color in the 3-D tour is not accurate, the blue walls are more slate blue like shown

in the photos.