



GRASSROOTS
REALTY GROUP

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201076 RR 142
Rural Newell, County of, Alberta

MLS # A2343528



\$1,600,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,913 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, F		
Lot Size:	6.94 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn, Many Tree		

Heating: Boiler, Combination, In Floor, Forced Air

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wood Windows

Inclusions: See Feature List

Water: Public, See Remarks

Sewer: Septic Field

Condo Fee: -

LLD: -

Zoning: RES Acreage

Utilities: -

Opportunity to own an exceptional estate acreage where luxury living, privacy and functionality come together. 6.94 acres of beautifully established, heavily treed grounds that feel more like a private forest, this impressive property offers 3,765 sq. ft. of finished living space, extensive custom features, multiple outbuildings and infrastructure rarely found in one property. The spacious primary bedroom features a luxurious ensuite complete with a two-head shower finished in Carrera marble tile and glass accents, separate soaker tub and makeup vanity, along with a generous walk-in closet featuring custom built-ins. A versatile flex room with a built-in queen Murphy bed provide excellent options for working from home and guests. The impressive chef's kitchen is finished with custom cabinetry, quartz countertops, Kohler cast-iron sinks, two garburators, a dedicated pantry and built-in appliance garage. Premium appliances include Capital double convection ovens, a Capital six-burner gas cooktop, Bosch dishwasher and warming drawer, built-in microwave and exhaust system. Multiple custom built-ins throughout the home add both character and exceptional storage. The large deck overlooking the spectacular tree-lined grounds. Deck sunshades and misters, permanent LED soffit lighting and extensive irrigation infrastructure allow you to enjoy the property comfortably. The fully finished walk-out lower level features a second full kitchen, three additional bedrooms, including one with its own ensuite. The covered patio additionally enjoys the peaceful setting and expansive views. The heated attached garage includes a convenient 2-piece bathroom. Comfort and infrastructure have been thoughtfully incorporated throughout the property….. For those needing workspace, storage or equipment capacity, this property is truly exceptional. The 30' × 60' heated shop with

in-floor heat, a 12' overhead door, 3-piece bathroom, exterior crane/hoist, air compressor and vacuum system. It offers an outstanding setup for a tradesperson, collector, hobbyist or anyone requiring substantial heated workspace. A separate 20' × 45' implement building with a triple-bay overhead doors provides additional equipment and storage. The property also includes a small barn with loft, garden shed and vegetable wash station. The tree-filled acreage creates an exceptionally private setting while still providing plenty of usable space for gardens, recreation, equipment and outdoor entertaining. Adding a unique income component is the revenue-generating gas well. This is not simply an acreage—it is a fully equipped rural estate designed for living, working, entertaining and enjoying the outdoors. Truly a distinctive property. Located just minutes from Dutchess and Brooks, this exceptional acreage offers the privacy and space of country living without sacrificing convenience. Properties of this calibre and with this level of infrastructure are rarely available. Please see the feature list for more details.