



GRASSROOTS
REALTY GROUP

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112, 68142 RR162
Plamondon, Alberta

MLS # A2343726



\$1,399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,810 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	6.70 Acres		
Lot Feat:	Lake, Landscaped, Lawn, Private, Sloped, Waterfront, Yard Drainage, Yard L		

Heating:	Boiler, Natural Gas	Water:	Cistern
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Situated on 6.7 acres overlooking a small lake, this exceptional custom-built executive home offers privacy, quality craftsmanship and an impressive list of features—at a price point that highlights one of the advantages of living in a small community. Beautifully landscaped and thoughtfully designed, the property features a walkout basement, acrylic stucco and stone exterior, retaining wall, stamped concrete with a snow-melt system, and west-facing views for beautiful evening sunsets. A custom wrought-iron entry door welcomes you into the spacious main level, where attention to detail is evident throughout. The family room features a striking rock fireplace framed by architectural pillars, coffered ceilings, stained beams and double-stacked crown molding. The impressive maple kitchen is finished with granite countertops, commercial-grade appliances, custom copper sinks, a large island and distinctive lighting, with a separate butler's pantry, mudroom, laundry room and sauna just steps away. The oversized attached double garage includes a convenient 2-piece bathroom. The primary bedroom offers direct access to the upper deck, while French doors from the dining room open to the outdoor patio. Throughout the home are 8-foot solid-core doors, 10- to 12-foot ceilings on the main level and 8- to 9-foot ceilings in the basement. A 518 sq. ft. bonus room above the garage provides additional flexible living or workspace. The finished lower level is equally impressive, featuring a double-sided fireplace, TV room, games area, wet bar and fully wired audio system, with custom wrought-iron railings continuing throughout the home and onto the upper deck. Finishes include hand-scraped hickory hardwood, custom tile, hardwood-look tile and comfortable carpeting. The home offers approximately 2,800 sq. ft. above grade plus 2,192 sq. ft. of finished

basement, with six bedrooms and three full bathrooms, plus the 2-piece garage bathroom. The property is serviced by a 2,500-gallon cistern and septic mound. Adding tremendous versatility and value is the 2022-built 42' x 60' heated and insulated shop, complete with three office spaces in the mezzanine, full bathroom, kitchen and stackable laundry—ideal for a business, workshop or additional workspace. Recent additions include built-in exterior Christmas lighting and a new boiler. With its expansive acreage, private setting, lake views, extensive landscaping, exceptional shop and high-quality finishes, this is a truly distinctive property offering space and privacy rarely found in one package. The layout and additional accommodations also provide excellent potential for an Airbnb or other income-producing use, subject to applicable approvals. And one of the perks of living in a small town? Properties of this calibre can offer an incredible amount of space, quality and lifestyle value without the price tag typically associated with larger urban centres. Call today for a private viewing of this exquisite home!