

# \$1,250,000 - 1b, 16511 532a Township Road, Rural Yellowhead County

---

MLS® #A2138928

**\$1,250,000**

5 Bedroom, 5.00 Bathroom, 3,444 sqft  
Residential on 2.62 Acres

NONE, Rural Yellowhead County, Alberta

Welcome to this exquisitely designed residence, offering 5517 sq ft of luxurious living space on 2.62 acres, with stunning views of the McLeod River. Ideal for family living, this home combines timeless elegance with modern style. The kitchen is a culinary dream, boasting abundant cabinet and counter space, a gas range with a convenient pot filler, and a built-in second oven. A standout feature is the custom copper range hood by Hoods by Hammersmith, guaranteed to impress. The expansive living room is bathed in natural light from its floor-to-ceiling windows, while a wood-burning fireplace provides cozy warmth during the colder months. Crafted from locally sourced spruce, the exposed beams infuse the home with rustic allure. The main level's primary bedroom offers hardwood flooring and a luxurious 5-piece en-suite, featuring an expansive tile shower, freestanding soaking tub, dual sinks, and direct entry to the deck, providing a tranquil sanctuary. Ascending the stairs, you'll discover three sizable bedrooms and a flexible bonus room/loft. Two bedrooms connect through a well-appointed 4-piece Jack and Jill bathroom, while the third bedroom boasts its private 3-piece en-suite. Below, the fully finished basement expands the living area, offering a fifth bedroom, a study, a complete bathroom, a gym zone, a storage area, and an expansive recreation room. Constructed using ICF technology from the



ground up and outfitted with premium European hardware from Innotech, this residence boasts remarkable energy efficiency and sound insulation. The main level is equipped with discreet in-ceiling speakers, while the basement boasts a cutting-edge Sonos sound system. Additionally, the home is primed for in-floor heating, ensuring comfort and coziness throughout. The heated triple garage and expansive outdoor spaces elevate the allure of this property. Delight in the easy-care decking surrounding three sides of the home, providing both shaded retreats and sunny spots to unwind while savoring the calming melodies of the nearby river. Crafted with meticulous attention to detail, this thoughtfully planned residence is poised to surpass your expectations with its seamless fusion of sophistication, comfort, and functionality. It epitomizes exceptional living and is sure to leave a lasting impression. Stay tuned for internal images, as the current residents are in the midst of their move.

Built in 2017

**Essential Information**

MLS® #	A2138928
Price	\$1,250,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,444
Acres	2.62
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

**Community Information**

Address	1b, 16511 532a Township Road
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3A6

### **Amenities**

Parking	Triple Garage Attached
# of Garages	3
Is Waterfront	Yes

### **Interior**

Interior Features	High Ceilings
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Range
Heating	Forced Air, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Landscaped, Lawn, Garden, Waterfront
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	June 8th, 2024
Days on Market	342
Zoning	CRD

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.