

# **\$1,950,000 - 583030b Range Road 121, Rural Woodlands County**

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MLS® #A2175613

**\$1,950,000**

3 Bedroom, 4.00 Bathroom,  
Agri-Business on 157.97 Acres

NONE, Rural Woodlands County, Alberta

This farm is everything you could have imagined! 158 acres of ranchland set against thousands of acres of crown land. Follow the private driveway to this truly spectacular full-log home, up high in the center of this quarter. Custom built for this family, featuring high ceilings, and full-sized logs that are truly stunning. Enter the grand room with southerly views of fields from the large windows.

A large entertaining kitchen faces north. The kitchen and eating area includes built-in appliances, an enormous island, a walk-in pantry, solid wood cabinets, and big bright windows along with a patio door to the back deck. The dining space allows for a grand table and room for all of your best guests. Two solid half-log staircases in the center of the home, flow to the lower floor and the second floor.

The home features a luxurious Master bedroom on the main floor with a full en-suite with heated floors. The one-of-a-kind main bath features a hand-picked knotted log sink. A main floor laundry is full of windows and allows for a back entrance. There are two grand bedrooms on the top floor both with dormer windows and a full bath. On the lower level, there is access to the large double car garage (of course heated), family room, guest room, storage, and utility room. Outside this



home is secured with heavy metal railings and river rock highlights. Parking is paved asphalt. There is also a second residence with living quarters, a barn, a shed, and a garden. Texas gate at the entrance.

PS . . . the owner presently raises and markets world-class elk. Operation and all the equipment could be acquired along with the property.

Built in 2003

### **Essential Information**

MLS® #	A2175613
Price	\$1,950,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Acres	157.97
Year Built	2003
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

### **Community Information**

Address	583030b Range Road 121
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S1P5

### **Amenities**

Parking Spaces	100
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Gas Water Heater, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Boiler, Fan Coil, Natural Gas
Has Basement	Yes
Basement	Finished, Walk-Out

**Exterior**

Exterior Features	Balcony, Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Creek/River/Stream/Pond, Farm, Lawn, Landscaped, Meadow, No Neighbours Behind, Native Plants, Pasture, Private, Seasonal Water, Secluded, Views, Waterfall
Roof	Rubber
Construction	ICFs (Insulated Concrete Forms), Log
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 25th, 2024
Days on Market	303
Zoning	A2

**Listing Details**

Listing Office	ROYAL LEPAGE MODERN REALTY
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