

\$1,250,000 - 591073 Range Road 114, Rural Woodlands County

MLS® #A2217212

\$1,250,000

4 Bedroom, 5.00 Bathroom, 2,829 sqft
Residential on 41.62 Acres

NONE, Rural Woodlands County, Alberta

Welcome to your dream property: a refined country retreat nestled on 41+ picturesque acres, combining the charm of rural living with the luxury of thoughtful design. This stately two-storey home boasts four spacious bedrooms, four elegant bathrooms, and a double attached heated garage for seamless convenience.

Step through the grand front entry, where soaring ceilings frame an open view to the upper level. The heart of the home is a gracious great room, centred around a stunning wood-burning fireplace clad in floor-to-ceiling stone – a perfect space for cozy evenings and cherished gatherings.

The chef's kitchen is simply divine, featuring a Wolf gas range, JennAir refrigerator, Corian countertops, and solid wood cabinetry. A walk-in pantry provides abundant storage, while the adjacent breakfast nook, with charming bay windows, overlooks the peaceful backyard. Entertain guests in the formal dining room – an ideal setting for holidays and special occasions.

The main floor also includes a primary suite with a generous closet and a spa-inspired five-piece ensuite, offering views to the back of the property.



A well-placed powder room is conveniently located near the garage entry.

A beautiful guest inspired bedroom is at the front, with southerly views towards the mountain. Conveniently next door is a 4pc main bath.

Upstairs, discover two additional bedrooms, a full bathroom, and a versatile living area for family or guests. The lower level extends your living space with a spacious family room, a potential for two more bedrooms – a flexible layout to suit your lifestyle.

Modern comforts abound, with fan coil heating, in-floor boiler heat in the basement, and well-planned storage throughout. Step outside to a built-in outdoor fireplace off the deck – perfect for summer entertaining beneath the stars.

The fully paved driveway offers a turnaround and ample parking. A standout feature is the 40' x 80' heated shop with radiant overhead heating, concrete flooring, a partial bathroom, and an office – ideal for hobbies, business, or storage.

The pasture is thoughtfully fenced with corrals, ready for livestock or future expansion. And don't overlook the bonus: passive sign revenue from the highway frontage adds a practical touch of financial charm.

This is more than a home – it's a lifestyle, beautifully realized.

Built in 2003

Essential Information

| | |
|--------|-------------|
| MLS® # | A2217212 |
| Price | \$1,250,000 |

| | |
|----------------|---|
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 2,829 |
| Acres | 41.62 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 591073 Range Road 114 |
| Subdivision | NONE |
| City | Rural Woodlands County |
| County | Woodlands County |
| Province | Alberta |
| Postal Code | T7S 1N3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 99 |
| Parking | Additional Parking, Asphalt, Double Garage Attached, Off Street, Parking Pad, RV Access/Parking |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Crown Molding |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Boiler, Fan Coil, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard, Outdoor Grill |
| Lot Description | Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Native Plants, Gazebo |
| Roof | Asphalt Shingle |
| Construction | Concrete, Mixed, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 3rd, 2025 |
| Days on Market | 13 |
| Zoning | CR |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE MODERN 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.