

49274 RR 274  
Rural Leduc County, Alberta

MLS # A2195567



**\$1,299,000**

Division:	NONE		
Cur. Use:	Agricultural		
Style:	Bungalow		
Size:	2,088 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	70.36 Acres		
Lot Feat:	-		

Heating:	Fan Coil, In Floor, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Near Town:	Calmar
Basement:	Finished, Full	LLD:	17-49-27-W4
Exterior:	-	Zoning:	Country Residential
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Hay

70.36 acres with a Gorgeous custom built 2088sq/ft home. ICF construction from basement to roof. Power gate at the entrance with trees along the driveway keeping the property private. The house has a Double Attached Garage that is metal cladded inside, tall ceilings, cement floor, and in-floor heat. The main floor has an open concept Kitchen, Living Room, and Dining Room with beautiful pine log finishing, vaulted ceiling, and lots of windows for natural light. Two bedrooms are also on the main floor, including the primary with its own 5 piece ensuite bathroom and walk-in closet. A Den/Office, 4 piece bathroom, Pantry, and Laundry room conclude the Main floor. The basement has in-floor heat, 3 bedrooms, a rec room, gym, 3 piece bathroom, storage room, and a family room with a wet bar. Also on the property is a fully finished workshop with 3 overhead doors, in-floor heat, and has solar panels. Fenced and cross fenced with water and shelter for animals. Good farmland currently in hay.