

**742062 51 Range  
Sexsmith, Alberta**

**MLS # A2090127**



**\$1,650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,230 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Drive Through, Gravel Driveway, Heated		
<b>Lot Size:</b>	149.94 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscap		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	14-74-5-W6
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bidet, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Hot tub and pool table negotiable, Security system and cameras		

Introducing an exquisite, custom-built, 4-bedroom, 1 den, 1 office family home nestled in the picturesque 149.94-acre setting just North of Sexsmith. With breathtaking views, this magnificent rural retreat is the epitome of modern living and high-end luxury, designed with the discerning family in mind. Upon entering this stunning property, you'll be greeted by a grand foyer leading to an impressive open plan living area, a beautiful floor to ceiling rock wood fireplace feature, wood beamed high ceilings, complete with an immaculate kitchen boasting a commercial-sized fridge and freezer, convection microwave combo, quartz counters, a huge island with sink and walk in pantry with garage grocery door. Stove plumbed for natural gas as well as the reverse osmosis water system ensuring clean, fresh water at all times. A soft backsplash that still has a pop with stylish wooden shelves. Around the corner you can organize your coffee anyway with the full coffee corner nook. The dining area has great space for any size table. The generous living spaces feature engineered hardwood flooring with an abundance of natural light flooding through that is also protected by window tint and custom blinds. You'll also appreciate the convenience of the main floor laundry room. The home offers the ultimate comfort and relaxation, with a lavish 5-piece en-suite featuring a walk through tiled shower, his and hers vanity and toilet bidets in the bathrooms. Downstairs you can feel nice and cozy with carpet throughout, three bedrooms, jack and jill bathroom with steam shower as well as an office. An open family room with pool table and wet bar focal point. Designed for year-round enjoyment, this acreage boasts a delightful sun-room, central air conditioning, and in-floor heating throughout bathroom, basement and garage. Expansive ample car parking space and RV parking with 30amp power cater

to all your vehicles, whilst the duraguard flooring in the heated garage ensures durability and longevity. A front deck invites you in the front door while a nice big composite deck boasting glass regal railing unwinds you at the rear where you can relax, entertain and hot tub. Additional features include a Control 4 audio-video system, full house natural gas backup generator, security system with cameras, and hot water on demand. The outdoor space is equally impressive, with 4km of groomed walking trails, views for miles, hay fields rented annually for revenue, and a driveway wired for an electric gate and cameras with Cat-6 cable. Nothing has been left unthought of and no expenses have been spared. Don't miss this rare opportunity to own an exceptional property that effortlessly combines rural tranquillity with the finest modern amenities. Arrange your private viewing today.