

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

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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	15
Zoning	CR

**Listing Details**

Listing Office	ROYAL LEPAGE MODERN REALTY
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