

\$1,700,000 - 40047 Range Road 20-0, Rural Stettler No. 6, County of

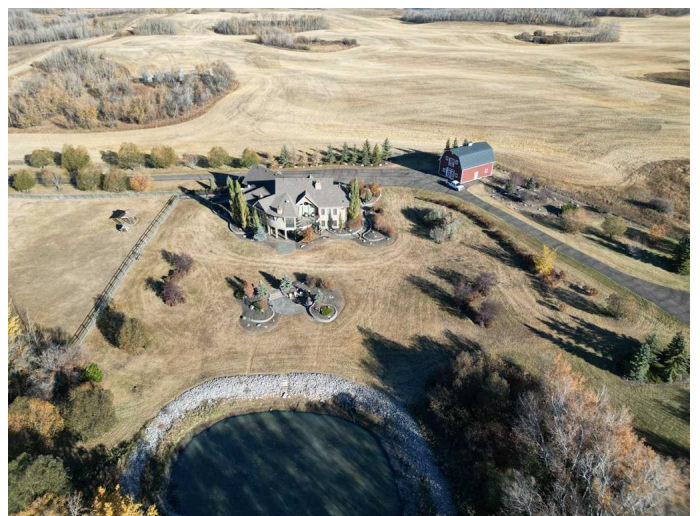
MLS® #A2258018

\$1,700,000

4 Bedroom, 5.00 Bathroom, 2,631 sqft
Residential on 9.37 Acres

NONE, Rural Stettler No. 6, County of, Alberta

This breathtaking 9.37-acre retreat is a sanctuary of unparalleled beauty! Nestled within its boundaries is a 2,631 square-foot masterpiece of a home, accompanied by a toy barn, a versatile workshop, and a man-made pond. The interior is filled with rich hickory cabinetry, gleaming granite and quartz countertops, lustrous engineered hickory hardwood floors, and rugged natural stone accents. The gourmet kitchen commands attention with a sprawling island crowned by a breakfast bar, state-of-the-art Miele appliances, a large walk-in pantry, tailored organizers, and soft under-cabinet lighting that casts a warm glow. The master suite is a haven of indulgence, featuring a five-piece bathroom with a soaring barrel-vaulted ceiling and dual walk-in closets brimming with space. Cozy gas fireplaces radiate warmth in both the elegant living room and inviting family room. The walkout ICF basement unfolds into a sprawling recreation room, a sleek wet bar, a cinematic theater room, two generous bedrooms, a versatile flex space, and yet another gas fireplace. The 3 bay attached garage has in floor heat, a sink, and Hayley cabinets. Outside, the screened-in patio has a wood-burning fireplace and a built-in grill for entertaining. The large raised deck overlooks the backyard fire pit and pond. The home has Control4 home automation system which provides comfort and security. The 60 x 40



workshop, complete with a lofted mezzanine, a three-piece bathroom, and equipped with Hayley cabinets , and in floor heat. The 30 x 40 toy barn is crowned with a charmingly finished loft. Two wells, a reverse osmosis system that supplies the entire house with RO water, and multi-zone climate control ensure effortless living. This estate is nothing short of amazing! Located 1 KM from Pheasant Back Golf Course.

Built in 2008

Essential Information

MLS® #	A2258018
Price	\$1,700,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,631
Acres	9.37
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	40047 Range Road 20-0
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C2L0

Amenities

Parking Spaces	8
Parking	Heated Garage, 220 Volt Wiring, Concrete Driveway, Garage Door Opener, Paved, Triple Garage Attached

of Garages 3

Interior

Interior Features Closet Organizers, Walk-In Closet(s), Beamed Ceilings, Bookcases, Central Vacuum, Vaulted Ceiling(s), Wet Bar

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Wine Refrigerator, Built-In Oven

Heating In Floor, Natural Gas, Floor Furnace

Cooling Central Air

Fireplace Yes

of Fireplaces 4

Fireplaces Family Room, Living Room, Wood Burning, Other, Recreation Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard, Built-in Barbecue, Dog Run, Rain Gutters, RV Hookup

Lot Description Landscaped, No Neighbours Behind, Private, Dog Run Fenced In, Lawn, Many Trees, Paved

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Siding, ICFs (Insulated Concrete Forms)

Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2025

Days on Market 5

Zoning AG

Listing Details

Listing Office Royal LePage Central

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.