

# \$1,799,900 - Rr23, Rural Vermilion River, County of

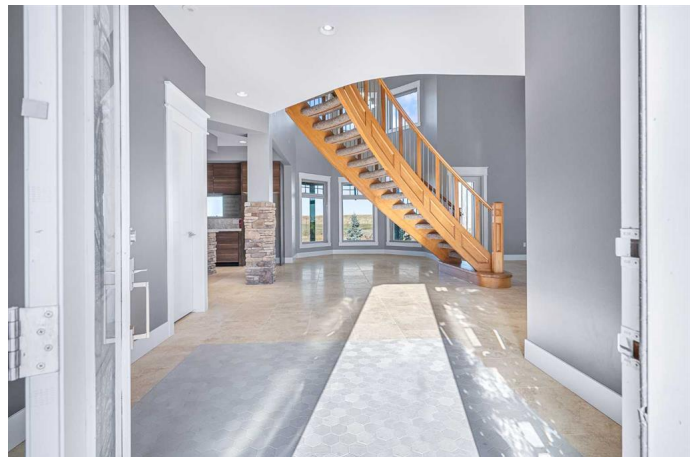
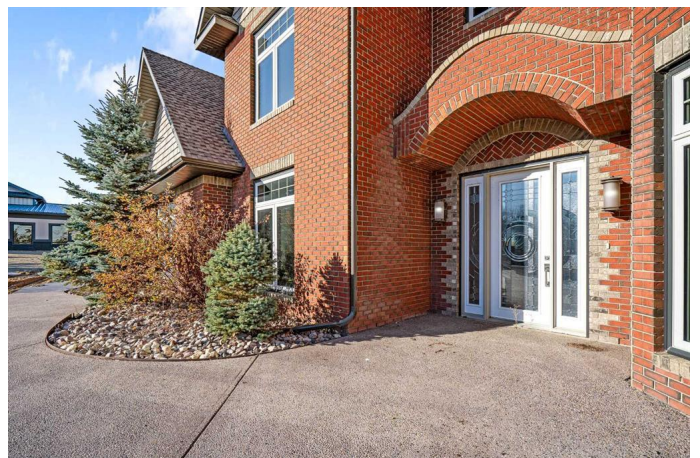
MLS® #A2176365

**\$1,799,900**

4 Bedroom, 3.00 Bathroom, 3,955 sqft  
Residential on 20.31 Acres

NONE, Rural Vermilion River, County of,  
Alberta

Welcome to a hidden gem thatâ€™s as expansive as it is enchantingâ€”a rare rural retreat that invites you to live in harmony with nature. With an idyllic private lagoon, and professionally landscaped including underground sprinklers, this property is a sanctuary of both luxury and rustic charm. Perfect for the discerning buyer who values space, privacy, and an unmatched lifestyle, this estate offers a wealth of features, from expansive shops to state-of-the-art living quarters and storage facilities, all set within an unforgettable landscape. At the heart of this retreat stands a striking, 3,955 sq ft home, inviting you in through grand double doors. Step into the breathtaking two-story living room, where a majestic wood-burning fireplace with floor-to-ceiling stonework anchors the space. Natural light floods through oversized windows that frame views of the peaceful landscape, creating a seamless blend of the indoors and out. Imagine cozy evenings by the fire, with the warmth of crackling wood and the soft glow from stone surfaces illuminating the room, the main floor also has in floor heat for maximum warmth in those cold winter months. Flowing naturally from the living area is a modern yet inviting kitchen, designed to be both functional and stunning. A sleek 18-foot quartz island, encased in stone, stretches across the roomâ€”perfect for casual breakfasts, social gatherings, or simply savoring a quiet cup of coffee. The kitchen



features top-of-the-line appliances, including a wall oven and countertop cooktop, catering to all your culinary needs. Adjacent to the kitchen, an intimate dining area captures 360-degree views of the surrounding property, transforming each meal into a memorable experience. Also on the main level, you'll find a private office, ideal for working remotely, as well as a powder room, bedroom and a well-equipped mechanical room to meet your practical needs. The grand staircase, a centerpiece in its own right, sweeps you to the second floor, where tranquil spaces await. The primary suite is a true retreat, featuring a two-way fireplace that creates ambiance between the bedroom and the luxurious ensuite. Indulge in the freestanding tub, unwind in the spacious, tiled shower, or prepare for the day at the large vanity. A walk-in closet completes this space, offering generous room for a curated wardrobe. Down the hall, two additional bedrooms share a well-appointed bathroom, providing comfort and privacy for family or guests. For added convenience, the laundry room is located upstairs, ensuring day-to-day chores are effortless. The remainder of the property includes 2 large shops, equipped with living quarters suitable for guests, dedicated gym area and lots of versatile space. There are also 2 additional spaces for storage. This estate offers something for every lifestyle. It's more than just a place to; it's an experience.

Built in 2010

### **Essential Information**

MLS® #	A2176365
Price	\$1,799,900
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	3,955
Acres	20.31
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	Rr23
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B0L0

### **Amenities**

Parking	Double Garage Attached, See Remarks
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Washer, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Master Bedroom
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Courtyard
Lot Description	Front Yard, Lawn, Landscaped, Many Trees, Creek/River/Stream/Pond, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation            Slab

### **Additional Information**

Date Listed            October 28th, 2024

Days on Market        174

Zoning                  R1

### **Listing Details**

Listing Office           MUSGRAVE AGENCIES

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