

# \$1,550,000 - 40201 Rr 19-2, Rural Stettler No. 6, County of

---

MLS® #A2198373

**\$1,550,000**

4 Bedroom, 5.00 Bathroom, 2,070 sqft  
Residential on 9.88 Acres

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

Alberta awaits at this immaculate acreage nestled in the hills of beautiful Stettler County is on offer for those who want to spend their days in the epitome of western luxury. At over 4100 square feet of living space between the main level and walkout basement, no expense was spared in its premium finishes and masterful design. The grand entry makes a statement showcasing outstanding works of art, welcoming you through into the open concept kitchen and living area. Be awestruck by the gorgeous custom cabinetry, quartz counter tops, gas fireplace and covered balconies: one for visiting, the other just off the kitchen for barbecuing. Ultra high end stainless appliances including a gas cooktop, built-in oven and convection microwave, dishwasher and refrigerator and even a wine fridge tucked under the end of the sit-up island. A micro office hidden off to the side is very practical and very cool, the walk-in pantry at the other end checks off all the boxes to make this a dream kitchen. Vistas to the North, West & East incorporate the beautiful natural surroundings into your day. The Master is the gem we'd expect in a home of this calibre, dual vanity ensuite with walk in shower and walk-in closet. Spacious second bedroom on the main floor conveniently next door to the main floor bathroom. If the kitchen is the heart of the home, this basement is the pulse with a central family room ideal for entertaining with the pool



table, wet bar and adorned with more brilliant artwork! Out on the patio for a quick dip in the hot tub and then back inside to the suite on the north end, or the pair of bedrooms on the south to tuck in for the night, even though we can't technically call the one bedroom a bedroom because the windows are solid.

Massive three car garage set up to keep the vehicles clean and pristine and the SideXSide or ATV's in their own space, complete with its own washroom bringing the house total to 5.

Out to the shop and you'll find everything needed for a hotblooded North American!

40X60', in-floor heat, totally finished and looking like a showroom for the tools. The office, a touch of class, with a bonus rec. room upstairs for a multitude of uses. A wood burning stove in the centre of it to keep things cozy or act as a backup heat source. A 20' lean-to built off the end for covered storage and a 10X20' overhang added on the front for a western flare while keeping the rain and mud away from the front door with the help of a new concrete skirting at the shop and wash rack. Excellently set up for horses complete with outdoor riding arena, built in-shelter in the NW corner of the shop, covered hay storage and many paddocks + sheds & water bowls! the whole property is fenced and cross fenced. Even the greenhouse looks like it belongs in a magazine! The regional water line services the house and a good deep well takes care of the yard and stock. Lastly, multiple spots to have a bonfire and howl at the moon in the rolling hills of this 9.88 acre Masterpiece!

Built in 2015

### **Essential Information**

MLS® #	A2198373
Price	\$1,550,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,070
Acres	9.88
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	40201 Rr 19-2
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Amenities

Parking	Additional Parking, Driveway, Garage Faces Front, Heated Garage, Insulated, Oversized, Owned, 220 Volt Wiring, Garage Door Opener, Garage Faces Side, Parking Pad, Quad or More Detached, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, French Door, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Bar Fridge, Built-In Gas Range
Heating	Forced Air, Propane, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Garden, Other, Private Entrance, Private Yard, Awning(s), Fire Pit
-------------------	---

Lot Description	Front Yard, Garden, Lawn, No Neighbours Behind, Private, Backs on to Park/Green Space, Farm, Fruit Trees/Shrub(s), Few Trees, Native Plants, Pasture, Secluded, Subdivided, Yard Lights
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Concrete, Mixed, Wood Frame
--------------	-----------------------------

Foundation	Poured Concrete
------------	-----------------

## Additional Information

Date Listed	March 2nd, 2025
-------------	-----------------

Days on Market	58
----------------	----

Zoning	Ag.
--------	-----

## Listing Details

Listing Office	Alberta Realty Inc.
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.