

# \$1,445,000 - 43532 Range Road 114, Rural Flagstaff County

MLS® #A2101530

**\$1,445,000**

4 Bedroom, 5.00 Bathroom, 2,284 sqft  
Residential on 12.23 Acres

NONE, Rural Flagstaff County, Alberta

The quiet country life in Flagstaff County is calling. Look no further than this stunning property! Entering the house from the oversized 3 car garage, leads into a large mudroom with custom built cupboards for the kids to store their backpacks and other school items, with entry points to a walk in coat closet on one side and the laundry room on the other. Heading down the hall, toward the kitchen, you will find a powder room, walk in pantry and office. The DREAM kitchen features an oversized stainless steel fridge and freezer, induction cook top stove, wine fridge, and TWO built in ovens ... you'll be looking for excuses to entertain in this house! The vast living room boasts floor to ceiling windows, cathedral ceilings, and a fire place with live edge mantle and poles. A screened in, 3 season room allows you to enjoy the breeze, a great book, and a drink without the bugs! The master bedroom is also located on the main floor with a 6 piece ensuite bathroom, large walk in closet, another cozy fireplace, and access to the deck. The walk out basement boasts ample recreational space and a theatre room. 2 bedrooms in the basement have ensuite bathrooms and walk in closets. There is also an additional bedroom and bathroom down there. From the the north facing deck that runs the length of the house and you have views of the 5 stall heated horse barn (with 2 custom tack lockers), outdoor



sand riding arena (larger than a standard dressage arena), and fire pit area. There is an additional private covered deck on the west end of the home - perfect for the BBQ and a hot tub! 12.23 acres with over 400 planted trees, an almost 1 km riding loop, garden space, lots of bird species, frogs, and wildlife will make this property your personal oasis. The large shop has office space, a bathroom, floor drains and all kinds of room for the toys and all the tinkering projects. The school bus does pick up at the end of the driveway and kids attend school in near by Sedgewick (K-12) This property is centrally located about 2 hours SE of Edmonton along Highway 13. If you are looking to get away from the hustle and bustle (and maybe own some horses), look no further than this home where luxury meets country, and peace awaits.

Built in 2016

### **Essential Information**

MLS® #	A2101530
Price	\$1,445,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,284
Acres	12.23
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	43532 Range Road 114
Subdivision	NONE

City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2V0

### **Amenities**

Parking	Additional Parking, Driveway, Garage Faces Front, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Freezer, Garage Control(s), Gas Water Heater, Induction Cooktop, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Dog Run, Fire Pit, Garden
Lot Description	Back Yard, Dog Run Fenced In, Garden, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, ICFs (Insulated Concrete Forms), Stone
Foundation	ICF Block

### **Additional Information**

Date Listed	January 16th, 2024
Days on Market	423
Zoning	C3

### **Listing Details**

Listing Office	Royal Lepage Rose Country Realty
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