

# \$1,000,000 - Pt. Sw-29-39-3-w4, Rural Provost No. 52, M.D. of

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MLS® #A2061097

**\$1,000,000**

5 Bedroom, 4.00 Bathroom, 3,254 sqft  
Residential on 23.02 Acres

NONE, Rural Provost No. 52, M.D. of, Alberta

Welcome to your dream property! Nestled on 23.02 acres 10 minutes west of Provost, this exceptional property offers a perfect blend of luxury, functionality, and breathtaking natural beauty. Boasting a custom-built home, a spacious garage, numerous outbuildings, and exquisite landscaping, this property is an absolute haven for those seeking an idyllic country lifestyle. The heart of this home is the meticulously designed 3335 sq.ft. residence, featuring 5 bedrooms and 4 baths. The primary bedroom is a true retreat, complete with an immaculate walk-in closet and a lavish 5 pc. ensuite featuring a separate shower and a large double jacuzzi tub. The main level also hosts a large laundry, mudroom, and a convenient entry from the attached double heated garage. You will be captivated by the grandeur of the custom curved staircase leading to the second-level loft. The main living area and staircase boast stunning maple hardwood floors, adding warmth and elegance to the space. In the heart of the main floor's living area, a striking floor-to-ceiling fireplace serves as the focal point, exuding both warmth and architectural elegance. Crafted with meticulous attention to detail, this fireplace creates a cozy ambiance, inviting you to gather around it during those cold winter nights. Throughout the home, triple pane glazed windows flood the rooms with natural light while ensuring optimal energy efficiency.



The kitchen is a chef's delight, showcasing beautiful cabinetry, a kitchen island with a built-in gas cooktop, and quartz countertops throughout. Prepare gourmet meals while visiting with family and friends in the adjacent dining room. Entertainment options abound in the walk-out basement, featuring a theatre room, games area, family room, a bedroom, and a well-appointed 4 pc. bath. Imagine hosting movie nights or gathering with friends and family in this fantastic space. Additionally, the walk-out basement offers hook-ups for an outdoor kitchen, perfect for summer BBQs and al fresco dining. The allure of this property extends beyond the main residence, with a host of exceptional amenities. A wrap-around deck, wired for Bluetooth capability, invites you to sip your morning coffee while immersing yourself in the awe-inspiring vistas of Hansmen Lake. A large 50 X 80 shop, complete with a full bathroom and a kitchen/office area, provides ample space for hobbies, storage, or a home-based business. A 24x28 cold storage shed with a metal roof offers additional storage options. For those with equestrian interests, a horse shelter and pasture are included, ensuring your beloved animals are well-cared for. The main yard is meticulously landscaped, creating a serene and inviting atmosphere. Don't miss the opportunity to make this exceptional property your own. Embrace the tranquility of rural living while enjoying the comforts of a luxurious home. Schedule your private viewing today and envision a future of endless possibilities in this remarkable acreage. Check out the virtual tour!

Built in 2010

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2061097    |
| Price  | \$1,000,000 |

|                |   |
|----------------|---|
| Bedrooms       | 5   |
| Bathrooms      | 4.00                                      |
| Full Baths     | 3   |
| Half Baths     | 1   |
| Square Footage | 3,254                                     |
| Acres          | 23.02                                     |
| Year Built     | 2010                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | Pt. Sw-29-39-3-w4             |
| Subdivision | NONE                          |
| City        | Rural Provost No. 52, M.D. of |
| County      | Provost No. 52, M.D. of       |
| Province    | Alberta                       |
| Postal Code | T0B 3S0                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Closet Organizers, Jetted Tub, Pantry, Wired for Sound                              |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Gas Cooktop, Warming Drawer |
| Heating           | Boiler, Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Mantle, Raised Hearth, Stone   |
| Has Basement      | Yes   |
| Basement          | Partially Finished, Walk-Out  |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Storage |
|-------------------|---------|

|                 |   |
|-----------------|---|
| Lot Description | Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Pasture |
| Roof            | Asphalt Shingle   |
| Construction    | Concrete, ICFs (Insulated Concrete Forms), Stone                        |
| Foundation      | ICF Block   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2023 |
| Days on Market | 725             |
| Zoning         | CR              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

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