

# \$749,000 - 49124 Rr 275, Calmar

MLS® #A2194856

## \$749,000

5 Bedroom, 3.00 Bathroom, 1,946 sqft  
Residential on 3.51 Acres

NONE, Calmar, Alberta

This Beautiful 1946.24 sq/ft home situated 3.51 acres is kept private with mature trees surrounding it. Drive up to the Double Attached, Oversized, Heated Garage and notice how gorgeous this property is inside and out! Inside the home the Living Room welcomes you showing off its open, spacious concept with beams along the vaulted ceiling, and a stone gas fireplace keeping it cozy. This is all open to the modern kitchen with lots cabinets, quartz countertops, windows allowing in natural light, and more! The Primary Bedroom is the largest of the FIVE BEDROOMS having its own walk-in closet, 5 Piece Ensuite, and access to one of many decks around the home. This 5 bedroom, 3 bathroom home is beautifully finished throughout its entirety. A single detached garage is also on the property, but there is lots of extra space to build a shop if desired. This property welcomes its new owners to love life on an acreage, and must be viewed in person to truly appreciate everything it holds.

Built in 2020

## Essential Information

MLS® #	A2194856
Price	\$749,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,946
Acres	3.51
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

### **Community Information**

Address	49124 Rr 275
Subdivision	NONE
City	Calmar
County	Leduc County
Province	Alberta
Postal Code	T0C 2P0

### **Amenities**

Parking	Double Garage Attached, Heated Garage, Oversized, Single Garage Detached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Window Coverings, Dryer, Electric Stove, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 14th, 2025
Days on Market	144
Zoning	CRES

**Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton)
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