

\$1,250,000 - 591073 Range Road 114, Rural Woodlands County

MLS® #A2217212

\$1,250,000

4 Bedroom, 5.00 Bathroom, 2,829 sqft
Residential on 41.62 Acres

NONE, Rural Woodlands County, Alberta

Welcome to your dream property: a refined country retreat nestled on 41+ picturesque acres, combining the charm of rural living with the luxury of thoughtful design. This stately two-storey home boasts four spacious bedrooms, four elegant bathrooms, and a double attached heated garage for seamless convenience.

Step through the grand front entry, where soaring ceilings frame an open view to the upper level. The heart of the home is a gracious great room, centred around a stunning wood-burning fireplace clad in floor-to-ceiling stone – a perfect space for cozy evenings and cherished gatherings.

The chef's kitchen is simply divine, featuring a Wolf gas range, JennAir refrigerator, Corian countertops, and solid wood cabinetry. A walk-in pantry provides abundant storage, while the adjacent breakfast nook, with charming bay windows, overlooks the peaceful backyard. Entertain guests in the formal dining room – an ideal setting for holidays and special occasions.

The main floor also includes a primary suite with a generous closet and a spa-inspired five-piece ensuite, offering views to the back of the property.



A well-placed powder room is conveniently located near the garage entry.

A beautiful guest inspired bedroom is at the front, with southerly views towards the mountain. Conveniently next door is a 4pc main bath.

Upstairs, discover two additional bedrooms, a full bathroom, and a versatile living area for family or guests. The lower level extends your living space with a spacious family room, a potential for two more bedrooms – a flexible layout to suit your lifestyle.

Modern comforts abound, with fan coil heating, in-floor boiler heat in the basement, and well-planned storage throughout. Step outside to a built-in outdoor fireplace off the deck – perfect for summer entertaining beneath the stars.

The fully paved driveway offers a turnaround and ample parking. A standout feature is the 40' x 80' heated shop with radiant overhead heating, concrete flooring, a partial bathroom, and an office – ideal for hobbies, business, or storage.

The pasture is thoughtfully fenced with corrals, ready for livestock or future expansion. And don't overlook the bonus: passive sign revenue from the highway frontage adds a practical touch of financial charm.

This is more than a home – it's a lifestyle, beautifully realized.

Built in 2003

Essential Information

MLS® #	A2217212
Price	\$1,250,000

Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,829
Acres	41.62
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	591073 Range Road 114
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N3

Amenities

Parking Spaces	99
Parking	Additional Parking, Double Garage Attached, Off Street, Parking Pad, RV Access/Parking, Asphalt
# of Garages	1

Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Crown Molding
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Boiler, Natural Gas, Fan Coil
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Outdoor Grill, Private Yard
Lot Description	Front Yard, Fruit Trees/Shrub(s), Gazebo, Low Maintenance Landscape, Native Plants
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2025
Days on Market	23
Zoning	CR

Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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