

# **\$2,997,500 - 25011 Twp Rd 464, Rural Vermilion River, County of**

---

MLS® #A2178371

**\$2,997,500**

6 Bedroom, 8.00 Bathroom, 4,613 sqft  
Residential on 159.00 Acres

NONE, Rural Vermilion River, County of, Alberta

Stunning starlit prairie skies or an expansive sun-filled view, a magnificently situated estate with vast, private surroundings! Ignite a family legacy with a full QUARTER SECTION and 130 acres of arable land! From the tree lined drive a statuesque 6,862 total sq. ft. manor welcomes with abundant features. A concrete apron to the heated garage & motor court with RV parking & all hookups. Substantial retaining walls, impressive landscaping, electrified shed, garden boxes, composite deck, bridge, spring fed pond, dug out, irrigation, stamped concrete patio, glass surround covered cabana for hot tub, outdoor shower, pool hookups, below ground downspouts, tile shower in garage for cleanup or dog wash station. The beauty of this contemporary home is on display with soaring double height ceilings, hand planed hickory & tile flooring, centered on a floor to ceiling, double sided, stone clad, gas fireplace with rustic wooden mantle. Fit for entertaining, the chefsâ€™ kitchen boasts hickory cabinets, quartz counters, professional appliances, farm & island prep sinks, walk-through butlersâ€™ pantry & open concept flow. The grand living space has a specialty bar with beverage & wine fridges. The dining offers easy access to the upper deck & four season sunroom. The garage entry provides lockers, access to the pantry & laundry room; all tucked away out of



sight. This luxury property has 6 beds & 7 baths, the primary is bright with natural light & features an air jet spa bath & Zen atmosphere with floor to ceiling windows to relax & enjoy the beautiful skies. Inclusive to the primary is a 36x80 steam shower, abundant counter space & spoil yourself with a private dressing room with California closet built-ins, also found throughout the home. Each of the 3 upstairs beds have access to an ensuite & are sizely, private spaces. The 2nd level catwalk overlooks the main & includes a childrens study/library area. Downstairs is an expansive space for billiards, family & theatre rooms, two large beds, 3pce bath, under-stairs childrens hide-out, cold room with plentiful shelving, office, walkout to the hot tub or patio, temp controlled wine cellar & future wet bar. Separate entry, above garage loft space constructed as a home office with an open concept space, kitchenette, 2pce bath, offices & home gym. This flex space has unlimited potential uses! Each extra has been considered & thoughtfully constructed with care & the finest quality with no concessions. Additional info: wood/ICF basement, 300 ft drilled well, new boiler, 3 furnaces, dehumidifier, A/C rough-in, in-floor heat, central vac, gas plumbed to laundry, laundry shoot, 200 amp electrical, backup generator can run the home (except the steam shower) in case of power failure, Navien hot water on demand, R/O with UV light treatment throughout. Integrated with Cat 5, alarm system, Starlink mesh system, cell phone booster. Elegant architecture, luxurious amenities, sustainable smart home features & only the finest quality â€“ Welcome Home!

Built in 2015

## **Essential Information**

MLS® #

A2178371

Price	\$2,997,500
Bedrooms	6
Bathrooms	8.00
Full Baths	4
Half Baths	4
Square Footage	4,613
Acres	159.00
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	25011 Twp Rd 464
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 3R0

### Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached
# of Garages	3
Waterfront	Creek

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s), Wired for Data
Appliances	Bar Fridge, Convection Oven, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator
Heating	Boiler, In Floor, Electric, Fireplace(s), Floor Furnace, Natural Gas

Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Living Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Covered Courtyard, Fire Pit, Garden, Lighting, Private Yard, RV Hookup, Outdoor Shower
Lot Description	Creek/River/Stream/Pond, Farm, Few Trees, Garden, Landscaped, Lawn, Pasture, Private, Yard Drainage, Yard Lights
Roof	Asphalt Shingle
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block, Wood

## Additional Information

Date Listed	November 8th, 2024
Days on Market	270
Zoning	A

## Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

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