

# \$939,000 - 331067 Range Road 234, Trochu

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MLS® #A2216285

**\$939,000**

6 Bedroom, 4.00 Bathroom, 1,832 sqft

Residential on 10.13 Acres

NONE, Trochu, Alberta

This PRISTINE PROPERTY offers an incredible ACREAGE LIFESTYLE. Ample peace and privacy with the close convenience of the community of Trochu. From the moment you come down the lane and circle the paved round-about driveway, you will appreciate the pride of ownership. Stucco and stonework accent the crisp curb appeal. A triple attached and heated garage provides plenty of indoor parking. These ten acres of tranquil setting are bordered with mature trees and a beautiful weaving creek. Once inside this executive home you will experience every exquisite detail. Handsome Tiger Wood flooring leads you thru the hub of this home. The large living room offers a wonderful wood burning fireplace as it's focal point, flanked with beautiful built-ins. The kitchen features custom oak cabinetry, onyx countertops, and an angled island for additional seating. The dining room is encircled with windows providing a spectacular view in every season. Step thru the garden door and enjoy the expansive wrap around deck with the warmth of the south facing sunshine. Imagine sipping a glass of wine while witnessing a spectacular sunset amidst the silhouette of your horses. Afterwards, retreat to the spacious primary bedroom, boasting a spa-like ensuite with jet soaker tub and wonderful walk-in closet. Main level laundry is an added luxury, along with ample storage and wash-up sink. A 2-piece powder room gives you convenience from the garage. Two more bedrooms and a 4-piece



bathroom complete this floor plan. Head down to the walkout basement and hang out with the whole family. Entertain with ease along with access to the backyard and stamped concrete lower patio. Three more generous bedrooms and a 4-piece bathroom provide accommodations for company or older children. A true cold room offers a safe place for your fruits and vegetables. The exceptional quality of this home is largely apparent with ICF block construction, a Geo Thermal Heat System (which also provides AC), Styrofoam insulation of exterior walls, and both the basement and garage with in-floor heat. Direct heat is provided by the wood fireplace and distributed with ducting throughout the home. Your horses will be in heaven with this 12' x 53', three stall, and four horse barn! Along with 8 acres of fully fenced pasture, a sheltered watering area, and with a wired and lit enclosed tack room. Leave the city life behind and treat yourself to a true escape!

Built in 2004

### **Essential Information**

MLS® #	A2216285
Price	\$939,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,832
Acres	10.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	331067 Range Road 234
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M 2C0

### **Amenities**

Parking Spaces	25
Parking	Triple Garage Attached
# of Garages	3
Waterfront	Creek

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Geothermal
Cooling	Full, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Farm, Low Maintenance Landscape, No Neighbours Behind, Pasture, Private, Rolling Slope, Seasonal Water, Secluded, See Remarks, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	ICF Block, Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	59
Zoning	CR

### **Listing Details**

Listing Office

RE/MAX real estate central alberta

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