

# \$1,499,000 - 40201 Rr 19-2, Rural Stettler No. 6, County of

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MLS® #A2231405

**\$1,499,000**

5 Bedroom, 5.00 Bathroom, 2,070 sqft  
Residential on 9.88 Acres

NONE, Rural Stettler No. 6, County of, Alberta

WELCOME TO ALBERTA! On offer is an immaculate acreage nestled in the hills of beautiful No. 6 Stettler County for those who want to spend their days in the epitome of western luxury. At over 4100 square feet of living space between the main level and walkout basement, no expense was spared in its premium finishes and masterful design. The grand entry makes a statement showcasing outstanding works of art, welcoming you through into the open concept kitchen and living area. Be awestruck by the gorgeous custom cabinetry, quartz counter tops, gas fireplace and covered balconies: one for visiting, the other just off the kitchen for barbecuing. Ultra high end stainless appliances including a gas cooktop, built-in oven and convection microwave, dishwasher and refrigerator and even a wine fridge tucked under the end of the sit-up island. A micro office hidden off to the side is very practical and very cool, the walk-in pantry at the other end checks off all the boxes to make this a dream kitchen. Vistas to the North, West & East incorporate the beautiful natural surroundings into your day. The Master is the gem we'd expect in a home of this calibre, dual vanity ensuite with walk in shower and walk-in closet. Spacious second bedroom on the main floor conveniently next door to the main floor bathroom. If the kitchen is the heart of the home, this basement is the pulse with a central



family room ideal for entertaining with the pool table, wet bar and adorned with more brilliant artwork! Out on the patio for a quick dip in the hot tub and then back inside to the suite on the north end, or the pair of bedrooms on the south to tuck in for the night, even though we can't technically call the one bedroom a bedroom because the windows are solid. Massive three car garage set up to keep the vehicles clean and pristine and the SideXSide or ATV's in their own space, complete with its own washroom bringing the house total to 5. Out to the shop and you'll find everything needed for a hotblooded North American! 40X60', in-floor heat, totally finished and looking like a showroom for the tools. The office, a touch of class, with a bonus rec. room upstairs for a multitude of uses. A wood burning stove in the centre of it to keep things cozy or act as a backup heat source. A 20' lean-to built off the end for covered storage and a 10X20' overhang added on the front for a western flare while keeping the rain and mud away from the front door with the help of a new concrete skirting at the shop. Excellently set up for horses complete with outdoor riding arena, built in-shelter in the NW corner of the shop, covered hay storage and many paddocks + sheds & water bowls! The whole property is cross fenced, and the north field produces good hay. Even the greenhouse looks like it belongs in a magazine! The regional water line services the house and a good well takes care of the yard & stock. Lastly, multiple spots to have a bonfire and howl at the moon in the rolling hills of this 9.88 acre Masterpiece!

Built in 2015

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2231405    |
| Price  | \$1,499,000 |

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 5                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 4                                |
| Half Baths     | 1                                |
| Square Footage | 2,070                            |
| Acres          | 9.88                             |
| Year Built     | 2015                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 40201 Rr 19-2                   |
| Subdivision | NONE                            |
| City        | Rural Stettler No. 6, County of |
| County      | Stettler No. 6, County of       |
| Province    | Alberta                         |
| Postal Code | T0C 2L0                         |

### Amenities

|              |                                                                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, Triple Garage Attached, 220 Volt Wiring, Additional Parking, Garage Faces Side, Owned, Quad or More Detached |
| # of Garages | 3                                                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Ceiling Fan(s), Double Vanity, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Chandelier, Natural Woodwork |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Bar Fridge                                                                                                                                                                                            |
| Heating           | Forced Air, Propane, Wood Stove                                                                                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                                              |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Garden, Other, Private Entrance, Private Yard, Awning(s), Fire Pit |
|-------------------|-----------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Front Yard, Garden, Lawn, No Neighbours Behind, Pasture, Private, Secluded, Yard Lights, Farm, Fruit Trees/Shrub(s), Few Trees, Native Plants, Subdivided |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                             |
|--------------|-----------------------------|
| Construction | Concrete, Wood Frame, Mixed |
|--------------|-----------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 16th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 57 |
|----------------|----|

|        |     |
|--------|-----|
| Zoning | Ag. |
|--------|-----|

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Alberta Realty Inc. |
|----------------|---------------------|

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