

# **\$1,950,000 - 815060 Range Road 40, Rural Fairview No. 136, M.D. of**

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MLS® #A2166133

**\$1,950,000**

3 Bedroom, 4.00 Bathroom, 2,177 sqft  
Residential on 81.09 Acres

NONE, Rural Fairview No. 136, M.D. of,  
Alberta

Welcome to this stunning country estate, offering the perfect blend of rural charm and modern luxury. Nestled on a sprawling 81.09 acres, this expansive home boasts a thoughtfully designed layout that provides ample space for relaxation, entertaining, and work—making it ideal for families seeking both comfort and convenience.

The interior is a true highlight, with detailed attention to design and an open-concept flow that welcomes you with 360-degree views of the property and natural light in every corner.

The gourmet kitchen is a showstopper, featuring granite countertops, a massive island, pantry, breakfast bar, modern built-in custom appliances, and a Sub-Zero wine refrigerator. Vaulted ceilings, crown molding, and an open floor plan create a sense of spaciousness, while massive windows offer breathtaking views throughout the living areas.

The main-floor primary bedroom is a true oasis, complete with a walk-in closet, a double vanity in the ensuite, and a luxurious jetted tub for ultimate relaxation. Additional desirable features include main-floor laundry, a central vacuum system, closet organizers, ceiling fans, and a wood-burning fireplace with a beautiful mantle and masonry surround.

Central air conditioning keeps the home cool during summer months, and vinyl windows contribute to the home's efficiency and



comfort.

The fully finished basement offers a large open family/rec room, two large additional bedrooms, a full bathroom, and plenty of storage space. Step outside to enjoy a massive covered composite deck and a beautifully landscaped yard complete with a fire pit and garden space. Gardening enthusiasts will appreciate the fruit trees and shrubs adorning the lot, which backs onto acres of green space for added privacy and stunning views. With no neighbors, you can fully enjoy the peace and tranquility of the countryside.

Parking is a breeze with a 40 x 31 triple-attached heated garage that provides ample space for all your vehicles and recreational toys. For business owners or hobbyists, the property features a range of outbuildings, including a 60 x 100 heated industrial shop, a 42 x 60 Quonset, a 30.5 x 81 storage shop, a 34 x 29 metal-clad shed, wood shed, fuel shed, garden shed and additional structures for specialized storage and workshops. This versatile setup offers flexible opportunities to customize the property to suit your needs.

Whether you're looking to run a business, indulge in hobbies, or simply enjoy the serenity of country living, this estate strikes the perfect balance between modern luxury and rustic appeal. Don't miss the chance to own this one-of-a-kind property! There is an endless list of all the details of this property has to offer.

Built in 2013

**Essential Information**

MLS® #	A2166133
Price	\$1,950,000
Bedrooms	3
Bathrooms	4.00

Full Baths	2
Half Baths	2
Square Footage	2,177
Acres	81.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	815060 Range Road 40
Subdivision	NONE
City	Rural Fairview No. 136, M.D. of
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### **Amenities**

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Satellite Internet Available, Sewer Connected, Water Connected
Parking	Driveway, Golf Cart Garage, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Oversized, Plug-In, Quad or More Detached, RV Access/Parking, RV Garage, Triple Garage Attached
# of Garages	10

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Vinyl Windows, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Bar Fridge, Built-In Oven, Dishwasher, Double Oven, Electric Cooktop, Garburator, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Water Purifier, Water Softener
Heating	Forced Air, Natural Gas, Boiler, Fireplace(s), High Efficiency, In Floor
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Glass Doors, Mantle, Masonry, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Backs on to Park/Green Space, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Other, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	September 22nd, 2024
Days on Market	252
Zoning	AG-1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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