

# **\$2,150,000 - 583030b Range Road 121, Rural Woodlands County**

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MLS® #A2175613

**\$2,150,000**

3 Bedroom, 4.00 Bathroom,  
Agri-Business on 157.97 Acres

NONE, Rural Woodlands County, Alberta

This farm is everything you could have imagined! 158 acres of ranchland set against thousands of acres of crown land. Follow the private driveway to this truly spectacular full-log home, up high in the center of this quarter. Custom built for this family, featuring high ceilings, and full-sized logs that are truly stunning. Enter the grand room with southerly views of fields from the large windows.

A large entertaining kitchen faces north. The kitchen and eating area includes built-in appliances, an enormous island, a walk-in pantry, solid wood cabinets, and big bright windows along with a patio door to the back deck. The dining space allows for a grand table and room for all of your best guests. Two solid half-log staircases in the center of the home, flow to the lower floor and the second floor.

The home features a luxurious Master bedroom on the main floor with a full en-suite with heated floors. The one-of-a-kind main bath features a hand-picked knotted log sink. A main floor laundry is full of windows and allows for a back entrance. There are two grand bedrooms on the top floor both with dormer windows and a full bath. On the lower level, there is access to the large double car garage (of course heated), family room, guest room, storage, and utility room. Outside this



home is secured with heavy metal railings and river rock highlights. Parking is paved asphalt. There is also a second residence with living quarters, a barn, a shed, and a garden. Texas gate at the entrance.

PS . . . the owner presently raises and markets world-class elk. Operation and all the equipment could be acquired along with the property.

Built in 2003

### **Essential Information**

|            |               |
|------------|---------------|
| MLS® #     | A2175613      |
| Price      | \$2,150,000   |
| Bedrooms   | 3             |
| Bathrooms  | 4.00          |
| Full Baths | 3             |
| Half Baths | 1             |
| Acres      | 157.97        |
| Year Built | 2003          |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 583030b Range Road 121 |
| Subdivision | NONE                   |
| City        | Rural Woodlands County |
| County      | Woodlands County       |
| Province    | Alberta                |
| Postal Code | T7S1P5                 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 100   |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Chandelier |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Gas Water Heater, Range Hood, Refrigerator, Washer, Window Coverings                       |
| Heating           | Boiler, Natural Gas, Fan Coil   |
| Has Basement      | Yes   |
| Basement          | Finished, Walk-Out  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Lighting, Private Yard, Rain Gutters, Storage   |
| Lot Description   | Creek/River/Stream/Pond, Farm, Lawn, No Neighbours Behind, Landscaped, Native Plants, Private, Secluded, Views, Meadow, Pasture, Seasonal Water, Waterfall |
| Roof              | Rubber   |
| Construction      | ICFs (Insulated Concrete Forms), Log   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2024 |
| Days on Market | 177                |
| Zoning         | A2                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE MODERN REALTY |
|----------------|----------------------------|

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