

\$1,675,000 - 49215 Hwy 759, Rural Brazeau County

MLS® #E4456329

\$1,675,000

4 Bedroom, 3.00 Bathroom, 2,240 sqft

Single Family on 380.02 Acres

None, Rural Brazeau County, Alberta

Stunning 134-acre game farm, meticulously maintained and designed for the serious outdoorsman. ADDITIONAL 245.7 ACRES GRAZING LEASE INCLUDED! Fenced, with a barn specifically built for elk, 3 auto waterers and cross fenced, this property offers everything for a premier operation. Custom-built 2011, 1.5-story home is flooded with natural south-facing light. Large A-framed windows showcase a breathtaking rolling valley & stream views. A spiral staircase competes with the gas fireplace as the focal point of the open main floor which leads to an exclusive upper-level primary bedroom with ensuite and walk-in closet. The kitchen/dining/livingrooms are all on the main level, as well as bedroom with garden door to deck, a full bath and laundry room. The lowest level features two additional bedrooms and a spacious, curved shaped, bonus room. Designed for Alberta winters with two furnaces-natural gas and a wood-burning backup. A huge 40x80 shop includes a 40x20 fully equipped 2 level apartment, and double carport. (id:6289)

Built in 2011

Essential Information

Listing #	E4456329
Price	\$1,675,000
Bedrooms	4



Bathrooms	3.00
Square Footage	2,240
Acres	380.02
Year Built	2011
Type	Single Family

Community Information

Address	49215 Hwy 759
Subdivision	None
City	Rural Brazeau County
Province	Alberta
Postal Code	T7A1R5

Amenities

Amenities	Ceiling - 9ft, Vinyl Windows
Features	Hillside, Rolling, Agriculture
Parking	Attached Garage, Carport, RV, See Remarks
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Garage door opener, Satellite Dish, Storage Shed, Central Vacuum, Water softener, Window Coverings, Dryer, Refrigerator, Two stoves, Dishwasher
Heating	Forced air, Wood Stove
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes
Basement	Low

Listing Details

Listing Office	RE/MAX Vision Realty
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