

# **\$1,199,979 - 114061 Twp Rd 552, Rural Two Hills County**

MLS® #E4420512

**\$1,199,979**

3 Bedroom, 3.00 Bathroom, 1,804 sqft

Rural on 160.70 Acres

None, Rural Two Hills County, AB

Experience executive living on 160-acres with beautiful finishes & meticulous attention to detail. The home boasts vaulted ceilings, hardwood floors & a chef's kitchen equipped with a gas range, quartz counter tops & a large island for entertaining. The living room's centerpiece is an elegant fireplace, enhancing the ambiance. Retreat to the master suite, complete with a unique ensuite oasis. A practical main floor mudroom adds convenience, while the walk-out basement features a vast family room, an office with picturesque views & Murphy bed, plus a steam shower in the basement bathroom for spa-like indulgence. Enjoy the outdoors with both upper & lower decks and a beautifully landscaped fire pit area for evening gatherings. The property includes an attached triple garage, a heated shop with all the extras & an exemplary 2-stall horse barn with a riding arena, making it perfect for equestrian enthusiasts. The land, primarily used for hay, adds to the serene setting of this exceptional property.

Built in 2003

## **Essential Information**

MLS® # E4420512

Price \$1,199,979



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,804                  |
| Acres          | 160.70                 |
| Year Built     | 2003                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 114061 Twp Rd 552      |
| Area        | Rural Two Hills County |
| Subdivision | None                   |
| City        | Rural Two Hills County |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0B 4K0                |

### Amenities

|          |   |
|----------|---|
| Features | Ceiling 9 ft., Deck, Front Porch, Parking-Extra, R.V. Storage, Walkout Basement, Workshop |
|----------|---|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                             |
| Heating           | Hot Water, In Floor Heat System, Natural Gas |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished                               |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood                                  |
| Exterior Features | Hillside, Landscaped, Private Setting |
| Construction      | Wood                                  |
| Foundation        | Insulated Concrete Form               |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | February 6th, 2025 |
|-------------|--------------------|

Days on Market 84

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 5:17pm MDT