

# \$899,000 - 39577 Range Road 20-1, Rural Stettler No. 6, County of

MLS® #A2189312

**\$899,000**

4 Bedroom, 4.00 Bathroom, 2,899 sqft  
Residential on 8.01 Acres

Buffalo Lake Area, Rural Stettler No. 6, County of, Alberta

Step into this rare opportunity - a STUNNING luxury home that offers both grandeur and serenity. From the moment you walk through the custom front door, the magnificence of the foyer, and the vaulted ceilings greet you, with floor to ceiling Loewen windows framing views that will take your breath away. The natural slate floors complement the impressive timber beams and handpicked local field stone surrounding the 32-foot furnace fireplace. To your right, a cozy nook invites you to relax, while to your left, a wet bar sets the stage for entertaining. In the living area, curl up with a book by the fire, or step out through double garden doors to take in the park-like acreage. The home is naturally insulated, offering complete tranquility. Every detail reflects luxury, from the quarter-sawn white oak floors to the imported Hubbardton Forge lighting. Next, enter the master wing, a true sanctuary featuring a room with a view, which would be perfect as an office or nursery. Your spacious bedroom oasis includes a private balcony, a walk through closet that leads to a lavish 5 piece ensuite, with Picasso Travertine floors, a heated soaker tub, custom shower and beautiful double vanity. The second wing is home to the chef's kitchen of your dreams, equipped with a large island topped in Brazilian granite, high end appliances, solid wood cabinetry, and all the conveniences of



modern living, including hot water on demand and a walk in pantry. Down the hall, you'll find a full bathroom, the first of two laundry rooms, and access to the double attached garage. The walk-out basement offers a complete second living space, with a full kitchen, family room, second stone fireplace, hot tub, exercise areas, two bedrooms, office or craft room, another laundry area and a workshop with future development potential. The mechanical room is equipped with top-tier systems, including two Weil McLaren boilers, ( zoned in floor heat), three a/c units, and water treatment systems. Outside, the adventure continues with a detached triple garage/work shop, wood shed, and a gazebo. Located just a minute from Pheasant Back Golf Club, and a short drive to Buffalo Lake, this home promises four season enjoyment for now and generations to come.

Built in 2001

### **Essential Information**

MLS® #	A2189312
Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,899
Acres	8.01
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	39577 Range Road 20-1
Subdivision	Buffalo Lake Area

City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### **Amenities**

Parking	Double Garage Detached, Heated Garage, Insulated, Triple Garage Detached, Workshop in Garage
# of Garages	5

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bidet, Bookcases, Jetted Tub, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Electric Cooktop, Freezer, Microwave, Range Hood, Refrigerator
Heating	Natural Gas, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning, Stone
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Garden
Lot Description	Front Yard, Garden, Many Trees, Private
Roof	Rubber
Construction	ICFs (Insulated Concrete Forms), Log
Foundation	ICF Block

### **Additional Information**

Date Listed	January 22nd, 2025
Days on Market	73
Zoning	AG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.