

# **\$2,499,000 - 1 52225 + 52217 Rge Road 273, Rural Parkland County**

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MLS® #E4408292

**\$2,499,000**

4 Bedroom, 4.50 Bathroom, 3,925 sqft

Rural on 21.08 Acres

Happy Acres, Rural Parkland County, AB

This uniquely magical 21 acre country estate, is the heart of Happy Acres. A true stand alone property where dreams of a self-sustaining homestead flourish & the opportunities for a self-run business are endless & nearly turn key. Nestled on lush farmland, this exquisite, picturesque property offers a rare blend of natural beauty & practical charm that is difficult to find. Wander through the meticulously maintained landscape surrounding the stunning modern farmhouse, which seamlessly blends contemporary elegance w/ timeless charm. Discover an open-concept main living area that exudes warmth & sophistication, w/ feat. such as hand-scraped hardwood floors; soaring 17' vaulted ceilings; a kitchen that is equipped w/ a top-of-the-line appliance package, granite counters, custom cabinets, & a stone range hood. A total of 4.5 baths, 2+2 bedrooms & expansive bsmt level. Dont miss the incredible 1 bed/1 bath legal suite above the triple garage; barn; storefront; & acres of gardens that await your imagination.

Built in 2009

## **Essential Information**

MLS® # E4408292

Price \$2,499,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,925
Acres	21.08
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1 52225 + 52217 Rge Road 273
Area	Rural Parkland County
Subdivision	Happy Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R6

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Greenhouse, Parking-Extra, Patio, Wall Unit-Built-In, Wet Bar
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Private Setting, Subdividable Lot, Vegetable Garden
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 27th, 2024

Days on Market                215

Zoning                            Zone 90

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