

# \$875,000 - 45, 205010 Rr 145, Rural Newell, County of

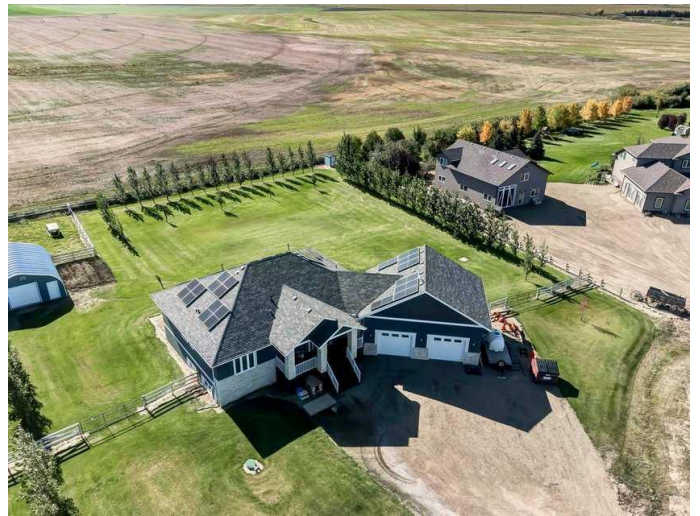
MLS® #A2169811

**\$875,000**

5 Bedroom, 3.00 Bathroom, 2,072 sqft  
Residential on 1.20 Acres

NONE, Rural Newell, County of, Alberta

Welcome to this stunning 2013, contemporary, modern home on 1.2 acres! It offers the perfect combination of style, comfort, and functionality. Located only 1 minute west of Duchess in the Dahl Subdivision, this sprawling 2072 sq ft bungalow showcases an exceptional design with five spacious bedrooms and three luxurious bathrooms, making it the ideal haven for your family's comfort and enjoyment. Step inside this showstopper and be greeted by an open-concept floor plan, where the seamless integration of living spaces creates an inviting and airy ambiance. The main level boasts a spacious great room with beautifully large windows looking out over the prairies, naturally highlighting the finishes throughout. The carefully selected finishes and plank flooring adds warmth and sophistication to the interior. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, high-end stainless steel appliances, and ample storage space for all your culinary needs! The HUGE island with a breakfast bar provides a central gathering point, perfect for casual meals or entertaining guests. Adjacent to the kitchen is a stylish dining area surrounded by windows, ideal for hosting dinner parties or enjoying family meals. The primary bedroom is a massive retreat, offering a peaceful sanctuary for relaxation. It features a walk-in closet with custom organizers, and an absolutely spa-like ensuite bathroom. Pamper yourself in the luxurious soaking tub, or unwind in the



oversized walk-in shower. The modern fixtures and clean, white finishes makes this space extra inviting and fresh! The remaining bedrooms are well-appointed and provide plenty of space for family members or guests. Each room offers ample closet space and large windows, allowing for an abundance of natural light. The additional bathrooms showcase contemporary design elements, including sleek fixtures, modern tiling and quartz countertops. This home also includes convenient amenities such as a walk-in pantry, dedicated (gorgeous and extra large) laundry room with entry from the garage as well as the front deck, large storage rooms in the basement and a spacious double attached/heated garage. The outdoor living spaces are equally impressive, featuring a beautifully landscaped yard, perfect for relaxation or outdoor gatherings. The front deck is impressive, charming and covered, making it the perfect spot for side by side rocking chairs. Underground sprinklers keep the grounds & trees lush and the quonset next to a small pen allows for little critters! Another unique bonus... This home is HIGHLY EFFICIENT! Built from the ground up with ICF Blocks, this property also runs off of geothermal energy vs the traditional natural gas. Solar panels adorn the roof, offsetting power costs as well. Paired with a highly desirable location, this property provides an unparalleled living experience for the discerning buyer seeking the epitome of contemporary country living. Homes like this rarely come to market!

Built in 2013

### **Essential Information**

MLS® #	A2169811
Price	\$875,000
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	2,072
Acres	1.20
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	45, 205010 Rr 145
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T0J 0Z0

### Amenities

Utilities	Natural Gas Not Available
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Geothermal
Cooling	Full
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Lawn, No Neighbours Behind, Landscaped, Underground Sprinklers, Private, Treed
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	October 1st, 2024
Days on Market	161
Zoning	R-RUR

### **Listing Details**

Listing Office	Real Estate Centre
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