

\$1,940,000 - 201076 Range Road 142, Rural Newell, County Of

MLS® #A2242781

\$1,940,000

5 Bedroom, 5.00 Bathroom, 1,973 sqft
Single Family on 6.94 Acres

N/A, Rural Newell, County Of, Alberta

Acreage luxury in Newell County. This pristine acreage offers nearly 7 acres of beautifully maintained land and exceptional living space inside and out. The main floor features a spacious primary suite filled with natural light, complete with a 4-piece ensuite and a generous walk-in closet. A second bedroom includes a built-in Murphy bed, perfect for guests or flexible use, the main floor also has a large office ideal for working from home. The main level contains a second 4-piece bathroom, and the double attached garage includes a convenient 2-piece bathroom. The chef's kitchen boasts high-end finishes and modern design. The well appointed dining area opens to a large deck that overlooks the peaceful backyard—perfect for entertaining or enjoying the serenity of the property. Downstairs, the fully finished walk-out basement includes a second full kitchen, three additional bedrooms, including one with its own 4-piece ensuite, and another full bathroom. Step out onto the covered patio and take in the expansive views of the acreage. Outbuildings include a large heated shop with a bathroom and hoist, ideal for projects or hobbies, and a detached triple car garage offering even more space for vehicles and storage. This property is loaded with high-end features designed for comfort, convenience, and peace of mind. The home boasts two garburators in the upstairs kitchen, set into



durable Koehler cast iron sinks, with solid oak custom cabinetry, quartz countertops up and down, a built-in appliance pantry, and a dedicated food pantry. Multiple oak built-ins can be found throughout the home, adding both beauty and function. The mechanical systems are equally impressive, including a boiler system with in-floor heating in the basement and heated double car garage. Water is supplied by town water dripping into a cistern, complemented by EID irrigation water with an automatic sprinkler system across the main yard, plus fire protection irrigation along the highway frontage with strategically placed firehose access points throughout. A well is also available for utility use. Additional highlights include permanent exterior lighting for year-round enjoyment, central vacuum systems on both levels, and in-floor heating in the shop with its own boiler system, water softener, and a built-in vacuum system ideal for woodworking projects. This acreage also features a revenue-generating gas well, providing the owner with ongoing passive income. This is an exceptional opportunity to own a turnkey rural property with room to grow, work, and enjoy the outdoors—just minutes from Dutchess and Brooks. (id:6289)

Built in 1998

Essential Information

Listing #	A2242781
Price	\$1,940,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	1,973
Acres	6.94
Year Built	1998
Type	Single Family

Sub-Type	Freehold
Style	Bungalow

Community Information

Address	201076 Range Road 142
Subdivision	N/A
City	Rural Newell, County Of
Province	Alberta
Postal Code	T0J0Z0

Amenities

Features	Treed, Wet bar
Parking	Attached Garage, Detached Garage, Parking Pad
# of Garages	5

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Oven, Microwave, Oven - Built-In, Window Coverings, Washer & Dryer
Heating	Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn, Underground sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office	2 PERCENT REALTY
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