

\$1,450,000 - 207 Seabolt Estates 25518 Township Road 505b, Rural Yellowhead County

MLS® #A2250534

\$1,450,000

5 Bedroom, 7.00 Bathroom, 2,621 sqft
Single Family on 3.26 Acres

N/A, Rural Yellowhead County, Alberta

A rare opportunity to own a luxury property perched on 3.26 private treed acres in Seabolt Estates. This expansive bungalow offers the convenience of single level living combined with a fully developed walk out basement, an attached double garage, and 2 shops. Thoughtfully designed floor plan delivers generous entertaining zones on the main floor. From the moment you enter, the home radiates a sense of refined luxury. The main level showcases hardwood flooring seamlessly connecting a pair of inviting living rooms designed for formal entertaining or everyday family gatherings. The kitchen is a centerpiece of modern elegance, with quartz counters, an island with eating bar, high end appliances, and kitchen nook accented with coffered ceilings and wainscoting. A formal dining room can also be found, which design also allows this room to flex into another bedroom, with patio doors out. The primary bedroom features a luxury ensuite with corner soaking tub, walk in shower, and in floor heat. Another office/room that features a built in Murphy Bed and Cabinetry. A powder room, and a well appointed laundry room with a huge pantry, a farmhouse sink, and access to the heated attached garage round out the main floor. The lower level is completely developed, with a family room and bar for entertaining, while two walkouts expand the living area to the outdoors and enhance accessibility. The



basement includes 4 additional bedrooms, and a kitchen suite to further broaden the possibilities for in law arrangements, rental income, or a private living space for extended family. 3 of the 4 bedrooms feature an ensuite in each room., and another 3 piece bathroom is located in the basement. European tilt and turn windows flood the interior with natural light, and also features roll shutters that enhance energy efficiency, and privacy, while mountain views bring the outdoors inside and elevate everyday living. Outdoor living on this property is as impressive as the interior. A dedicated firepit area provides a focal point for gatherings, and relaxing, and features a gazebo and wood shelter. In addition the are 2 shops, presenting a rare combination of vehicle storage and hobby functionality. Shop #1: 30 X 38'10 with 13.6 ceilings and two 12' high doors. Shop #2: 46 X 30 with 14' ceilings, two 12' high doors, and one 10' high door. Both shops are heated with driveway access. This property is ready to welcome its new owner. (id:6289)

Built in 1984

Essential Information

Listing #	A2250534
Price	\$1,450,000
Bedrooms	5
Bathrooms	7.00
Half Baths	2
Square Footage	2,621
Acres	3.26
Year Built	1984
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	207 Seabolt Estates 25518 Township Road 505b
Subdivision	N/A
City	Rural Yellowhead County
Province	Alberta
Postal Code	T7V1X5

Amenities

Features	Closet Organizers, No Smoking Home
Parking Spaces	10
Parking	Attached Garage, Detached Garage
# of Garages	7
View	View

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Oven, Microwave, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX 2000 REALTY
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