

# \$2,070,000 - 224010 Twp Rd 9-2, Rural Lethbridge County

MLS® #A2184951

**\$2,070,000**

7 Bedroom, 6.00 Bathroom, 4,038 sqft  
Residential on 11.89 Acres

NONE, Rural Lethbridge County, Alberta

This outstanding property truly has it all! As you drive into this 12-acre haven, lush trees surrounding the estate, a concrete driveway, and beautiful glass garage doors. The entire home is covered in brick and stone, as you make your way down the path to the featured front door by “Premier Doors” that is arched, maple, 8’™ tall, complete with glass detailing. Upon entering, you will be welcomed by soaring 20’™ ceilings and a magnificent gas stone fireplace that extends the entire height of the room. Ascending glass windows offer a picturesque view, while custom tile and Brazilian hardwood details adorn the front entrance. The exquisite custom walnut curved staircase adds an impressive touch. As you continue through the home, you will find the open dining and kitchen area, which boasts a drop tray ceiling and custom crown moulding. The kitchen features two-tone cabinets, a Subzero refrigerator, Miele dishwasher, double Wolf ovens, and gas stove. Additional beautiful features include a custom hood fan, cast-iron sink, and stylish lighting. The main floor also features a luxurious primary suite retreat, complete with a gas fireplace and access to a wraparound exposed aggregate patio. The ensuite bathroom is a dream, custom built-ins, his-and-her sinks, a large air jetted tub, an enormous steam shower with rain head and wall jets, a separate water closet has an additional sink and



additional washer and dryer hookups. The primary suite also boasts his-and-her custom closets for organization and style. Adjacent to the kitchen is the back entrance, which includes ample storage, a laundry room with a sink, and a convenient half bath for easy access next to the garage.

As you ascend the custom staircase, you will find another gas fireplace in the hallway, four additional bedrooms, a bonus living space, and one and a half additional bathrooms, all with beautiful architectural details and large windows. Can you find the secret room upstairs? The walk-up basement features 9-foot ceilings. The living space, complete with stone feature walls and elongated gas fireplace. The bar area includes a wine fridge and dishwasher, while the theater room boasts stadium seating. There is also a workout room with custom brick walls and reclaimed wood trim, a full bathroom, and an office space with large windows and custom built-ins to showcase your achievements and hobbies. The oversized garage measures 30' by 48' and includes a drive-through. It features custom built-ins, in-floor heating, and beautiful epoxy flooring.

This home is fully equipped with RTI surround sound and a security system, For additional ease this home is connected to city water. The beautifully landscaped yard features custom inlay brickwork, rock retaining walls, a fire pit area, two charming playhouse structures, ample storage, mature trees, and underground sprinklers. Additionally, there is a 50' x 84' Quonset, with radiant heat, a gas heater, concrete floors, a half bathroom, and an overhead powered garage door.

Built in 2015

## **Essential Information**

MLS® #

A2184951

Price	\$2,070,000
Bedrooms	7
Bathrooms	6.00
Full Baths	3
Half Baths	3
Square Footage	4,038
Acres	11.89
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	224010 Twp Rd 9-2
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T0L0V1

### **Amenities**

Parking	Tandem, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Gas Cooktop, Humidifier, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Family Room, Gas, Master Bedroom, Loft
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Secluded
Roof	Asphalt Shingle, Metal
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 9th, 2025
Days on Market	84
Zoning	Res Acreage

## Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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