

# **\$960,000 - 30043 Twp Rd 820, Rural Fairview No. 136, M.D. of**

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MLS® #A2221742

**\$960,000**

4 Bedroom, 3.00 Bathroom, 4,215 sqft  
Residential on 8.30 Acres

NONE, Rural Fairview No. 136, M.D. of,  
Alberta

Presenting a meticulously maintained country estate, custom-built in 2005 and offering an unparalleled blend of luxury and practicality. Situated mere minutes from town, yet enveloped in the tranquility of acreage living, this property boasts municipal water access for utmost convenience.

Enjoy peace of mind with recent upgrades, including new shingles and a new septic system. The well-designed layout of this home caters to modern living, beginning with a stunning kitchen featuring custom built-ins to maximize space and efficiency, a garburator, and instant hot water tap. The sun-drenched breakfast nook offers serene views of the backyard and adjacent farm fields, while the formal dining room provides an elegant setting for sophisticated gatherings. Relax in the expansive living room, warmed by a wood-burning fireplace, and retire to the luxurious master suite, complete with a lavish 5-piece ensuite featuring a large soaking tub. The main level includes a spacious, naturally lit office, a conveniently located laundry room with sinks and cupboards, and full wheelchair accessibility. The upper level features three generously sized bedrooms (one currently utilized as a craft room), a 3-piece bathroom, a dedicated theatre room, a playroom, a comfortable sitting area, and ample storage. The home is heated and cooled by a



geothermal system for year-round comfort. A 24' x 30' heated attached garage provides seamless access to the utility room. The property also features a substantial 34' x 44' shop with a 16' ceiling and a 14'H x 12'W overhead door, wired and partially insulated, ideal for various hobbies or professional endeavors.

The compacted and paved driveway ensures high weight capacity, leading directly to both the residence and the shop. A charming garden and a greenhouse outfitted with temperature controls and a self-watering system further enhance the appeal of this exceptional estate.

This is a truly remarkable opportunity to acquire a property that blends modern amenities with the idyllic charm of country living. Contact your Realtor today to schedule a private viewing.

Built in 2005

### **Essential Information**

MLS® #	A2221742
Price	\$960,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	4,215
Acres	8.30
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	30043 Twp Rd 820
Subdivision	NONE

City	Rural Fairview No. 136, M.D. of
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### Amenities

Parking Spaces	15
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, See Remarks, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Geothermal
Cooling	Full, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

Exterior Features	Garden, Storage
Lot Description	Garden, Lawn, Level, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Slab

### Additional Information

Date Listed	May 15th, 2025
Days on Market	89
Zoning	CR

### Listing Details

Listing Office	Royal LePage Mighty Peace Realty
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