

# **\$1,700,000 - 40047 Range Road 20-0, Rural Stettler No. 6, County of**

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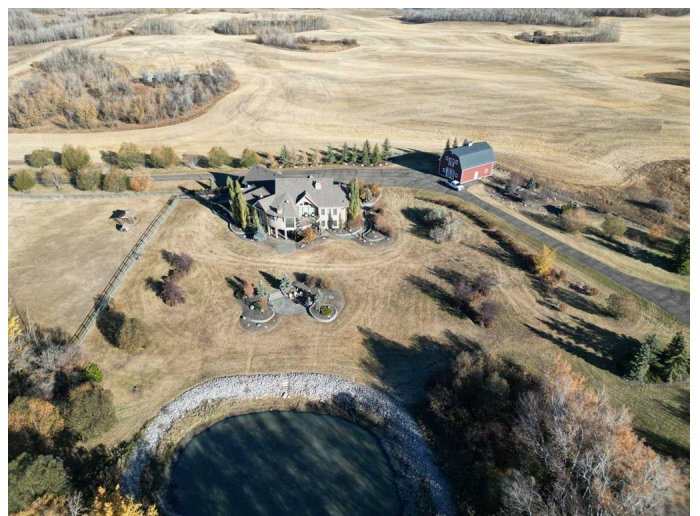
MLS® #A2258018

**\$1,700,000**

4 Bedroom, 5.00 Bathroom, 2,631 sqft  
Residential on 9.37 Acres

NONE, Rural Stettler No. 6, County of, Alberta

This breathtaking 9.37-acre retreat is a sanctuary of unparalleled beauty! Nestled within its boundaries is a 2,631 square-foot masterpiece of a home, accompanied by a toy barn, a versatile workshop, and a man-made pond. The interior is filled with rich hickory cabinetry, gleaming granite and quartz countertops, lustrous engineered hickory hardwood floors, and rugged natural stone accents. The gourmet kitchen commands attention with a sprawling island crowned by a breakfast bar, state-of-the-art Miele appliances, a large walk-in pantry, tailored organizers, and soft under-cabinet lighting that casts a warm glow. The master suite is a haven of indulgence, featuring a five-piece bathroom with a soaring barrel-vaulted ceiling and dual walk-in closets brimming with space. Cozy gas fireplaces radiate warmth in both the elegant living room and inviting family room. The walkout ICF basement unfolds into a sprawling recreation room, a sleek wet bar, a cinematic theater room, two generous bedrooms, a versatile flex space, and yet another gas fireplace. The 3 bay attached garage has in floor heat, a sink, and Hayley cabinets. Outside, the screened-in patio has a wood-burning fireplace and a built-in grill for entertaining. The large raised deck overlooks the backyard fire pit and pond. The home has Control4 home automation system which provides comfort and security. The 60 x 40



workshop, complete with a lofted mezzanine, a three-piece bathroom, and equipped with Hayley cabinets , and in floor heat. The 30 x 40 toy barn is crowned with a charmingly finished loft. Two wells, a reverse osmosis system that supplies the entire house with RO water, and multi-zone climate control ensure effortless living. This estate is nothing short of amazing! Located 1 KM from Pheasant Back Golf Course.

Built in 2008

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2258018                         |
| Price          | \$1,700,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 4                                |
| Half Baths     | 1                                |
| Square Footage | 2,631                            |
| Acres          | 9.37                             |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 40047 Range Road 20-0           |
| Subdivision | NONE                            |
| City        | Rural Stettler No. 6, County of |
| County      | Stettler No. 6, County of       |
| Province    | Alberta                         |
| Postal Code | T0C2L0                          |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                    |
| Parking        | Concrete Driveway, Garage Door Opener, Heated Garage, Paved, 220 Volt Wiring, Triple Garage Attached |

# of Garages 3

## Interior

Interior Features Bookcases, Central Vacuum, Closet Organizers, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Beamed Ceilings

Appliances Built-In Oven, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Wine Refrigerator

Heating In Floor, Natural Gas, Floor Furnace

Cooling Central Air

Fireplace Yes

# of Fireplaces 4

Fireplaces Family Room, Living Room, Wood Burning, Other, Recreation Room

Has Basement Yes

Basement Full

## Exterior

Exterior Features Dog Run, Fire Pit, Private Yard, Rain Gutters, RV Hookup, Built-in Barbecue

Lot Description Dog Run Fenced In, Landscaped, Lawn, Many Trees, No Neighbours Behind, Paved, Private

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, ICFs (Insulated Concrete Forms), Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed October 17th, 2025

Days on Market 18

Zoning AG

## Listing Details

Listing Office Royal LePage Central

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