

# \$795,000 - 664063 Range Road 181, Rural Athabasca County

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MLS® #A2208111

**\$795,000**

3 Bedroom, 4.00 Bathroom, 2,675 sqft  
Residential on 3.63 Acres

NONE, Rural Athabasca County, Alberta

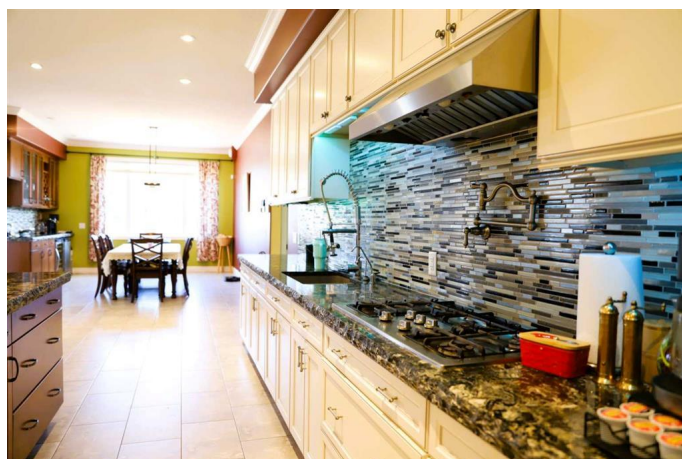
Your Castle!

Stunning Custom Home on 3.6 Acres of Land

This custom home for sale is truly one-of-a-kind, offering a luxurious and spacious living experience. This beautifully crafted home sits on a generous 3.6-acre lot (just minutes from N Buck Lake) offering both space and privacy. All three bedrooms have private full bathroom ensuites with the Prime bedroom ensuite rivalling the finest 5 star hotel's amenities. The den/office space boasts a fantastic view to the front of the property through the large window. This home is perfect for family living and entertaining.

The feature sheet for this property is long and impressive! Starting with the exquisite chef inspired kitchen with fine custom quartz counter tops featuring chiseled edging bring both elegance and timeless character coupled with fine cabinetry throughout! The large island features food prep zone complete with vegetable cleaning sink and garburator. Large meal prep is no problem here with double wall ovens matched with natural gas built-in stove top complete with upper-end exhaust fan.

Finishing out the kitchen amenities is a built-in microwave, large refrigerator, glass front wine fridge, dream pantry with second refrigerator. The Dining Room promises to provide family and guests with a classy and elegant dining experience! Large windows and direct access to the covered patio make this a special place



with plenty of room! The expansive living room with gas fireplace has another large window to the rear of the property and patio space – this might be the heart of the home! Prime Bedroom has custom built walk-in closet with fine built-ins by California Closets. Ensuite has free standing Roman soaker tub! This is an exceptional spa-like space with only the best amenities including a glass surround standup shower, duel sinks, and inferred sauna! Outside - the immediate yard space has been professionally landscaped plants and shrubbery with over \$150k invested! Above ground pool (24â€™™) has private deck access with smartly designed storage space and over-sized natural gas heater to comfortably extend the pool season – or – relax in the newer model hot tub! Need more storage space? How about a 40â€™™ x 60â€™™ shop space with high ceilings! This is an absolute gem that awaits to be filled with your toys!! There is also a large greenhouse and garden shed! This home also has central A/C for summer comfort! The heating system offers high versatility with 4 sources to ensure reliability in colder temperatures including forced air, in-floor radiant heat, numerous wall mounted heaters throughout the home and gas fireplace with blower. A perfect balance of luxury, comfort, and outdoor living. The expansive land, over-sized shop, and numerous amenities make it an ideal retreat for those looking for peace and tranquility, while still being close to all the essentials.

Built in 2012

### **Essential Information**

MLS® #	A2208111
Price	\$795,000
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,675
Acres	3.63
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	664063 Range Road 181
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0M 0M0

### Amenities

Parking Spaces	10
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Wired for Sound, Bookcases, French Door, Jetted Tub, Recessed Lighting, Sauna
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Wine Refrigerator, Disposal, Double Oven, Humidifier
Heating	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas, Boiler, Electric, See Remarks, Wall Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Basement	None

**Exterior**

Exterior Features	Lighting, Garden
Lot Description	Front Yard, Landscaped, Lawn, Level, Private, See Remarks, Cleared, Few Trees, Garden, Greenbelt, Gentle Sloping, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Slab

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	17
Zoning	CR

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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