

# **\$1,388,000 - #111 59311 Range Rd 35, Rural Barrhead County**

MLS® #E4418752

**\$1,388,000**

4 Bedroom, 4.00 Bathroom, 3,740 sqft

Rural on 1.43 Acres

MacGill Estates, Rural Barrhead County, AB

This EXECUTIVE RIVERFRONT 2-storey with all the extras you could imagine, is situated just on the outskirts of Barrhead. Enjoy 5851 sqft of total living space incl 4 bdrms & 4 baths. Quality Veldhuisen Construction home with concrete tile roof, extreme energy efficiency, tons of exposed aggregate concrete with indoor -outdoor entertainment areas. It boasts 19-foot ceilings in two main areas, along with multiple vaulted and coffered ceilings. Experience fantastic riverfront views with the charm of country living, plus town water-sewer. Features include robotic mowers and a private basement suite with a separate entrance. The grand front entry showcases a granite floor and pillars. Amazing views with lots of windows from both floors. Full walkout basement, and great river fishing! Many upgrades in 2019. Price includes most furniture and contents, making this a move-in-ready home for those seeking luxury, comfort, and privacy. It's spotless and waiting just for you! For DOLLHOUSE VIEW click on BROCHURE.

Built in 2007

## **Essential Information**

MLS® #

E4418752



|                |                        |
|----------------|------------------------|
| Price          | \$1,388,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,740                  |
| Acres          | 1.43                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | #111 59311 Range Rd 35 |
| Area        | Rural Barrhead County  |
| Subdivision | MacGill Estates        |
| City        | Rural Barrhead County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7N 1N3                |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Barbecue-Built-In, Deck, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling |
|----------|---|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                             |
| Heating           | Hot Water, In Floor Heat System, Natural Gas |
| Fireplace         | Yes  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished                               |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Golf Nearby, Landscaped, No Through Road, River View, Sloping Lot, See Remarks |

|              |                         |
|--------------|-------------------------|
| Construction | Wood                    |
| Foundation   | Insulated Concrete Form |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 176                |
| Zoning         | Zone 70            |

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Listing information last updated on July 15th, 2025 at 4:47pm MDT