

# **\$1,388,000 - 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	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
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### 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                100

Zoning                            Zone 70

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