

# **\$869,000 - 54080, 202 Range, Rural Warner No. 5, County of**

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MLS® #A2199465

**\$869,000**

5 Bedroom, 3.00 Bathroom, 2,335 sqft  
Residential on 4.05 Acres

NONE, Rural Warner No. 5, County of, Alberta

Welcome to your dream home! Step inside this magnificent home, where ICF concrete block walls provide exceptional energy efficiency and durability. The inviting foyer leads you into a beautifully crafted living room featuring soaring vaulted ceilings that create a very spacious feel. Natural light floods the living room, where you can relax next to your cozy wood stove with your family or when entertaining guests. The massive kitchen is a chef's dream, outfitted with stunning custom hickory cabinets and solid granite countertops that offer both beauty and functionality. Whether you're hosting a dinner party or enjoying a quiet meal with loved ones, this space is amazing, making cooking an absolute pleasure. The home boasts an expansive primary bedroom and ensuite complete with a luxurious soaker tub and steam shower. With four additional generously sized bedrooms provide ample space for family, guests, or a home office, adapting to your lifestyle needs. With a convenient walk-out basement, you'll find it easy and convenient to access your meticulously landscaped yard. The wrap-around deck is perfect for entertaining guests or just for relaxing and enjoying those warm summer days! This property is wired for a generator, ensuring peace of mind during any power outages. The in-floor heating system offers a cozy touch throughout every season, making your home



warm and comfortable in the winter months.  
Conveniently connected to treated town water,  
this home offers the best of rural living without  
sacrificing modern amenities. Come and see  
all that this amazing property has to offer!!

Built in 2009

### **Essential Information**

MLS® #	A2199465
Price	\$869,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,335
Acres	4.05
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	54080, 202 Range
Subdivision	NONE
City	Rural Warner No. 5, County of
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2S0

### **Amenities**

Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Natural Woodwork, Tankless Hot Water
Appliances	Dryer, Refrigerator, Washer, Stove(s)
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Storage, Fire Pit, Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Manufactured Floor Joist
Foundation	ICF Block

## Additional Information

Date Listed	March 4th, 2025
Days on Market	98
Zoning	Country Residential

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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