

# \$1,115,000 - 43532 Range Road 114, Rural Flagstaff County

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MLS® #A2213420

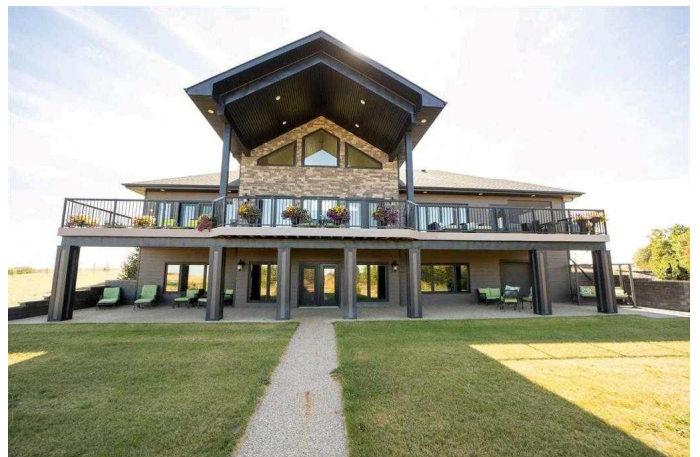
**\$1,115,000**

4 Bedroom, 5.00 Bathroom, 2,284 sqft  
Residential on 12.23 Acres

NONE, Rural Flagstaff County, Alberta

Escape to the tranquility of country living with this breathtaking property in Flagstaff County. This stunning acreage offers a perfect blend of modern luxury and rustic charm—an ideal retreat for those seeking peace, space, and a taste of rural life.

Step inside from the oversized triple garage into a spacious mudroom, thoughtfully designed with custom built-in cabinetry—perfect for storing backpacks and daily essentials. From here, you'll find convenient access to a walk-in coat closet and a well-appointed laundry room. As you make your way toward the heart of the home, a powder room, walk-in pantry, and private office add functionality and flow. The dream kitchen is a chef's paradise, featuring an oversized stainless steel fridge and freezer, induction cooktop, wine fridge, and two built-in ovens—perfect for entertaining and everyday living. The expansive living room offers a dramatic flair with floor-to-ceiling windows, soaring cathedral ceilings, and a stunning fireplace adorned with a live-edge mantle and natural wood accents. Enjoy the outdoors year-round in the fully screened, three-season sunroom—ideal for relaxing with a book and a breeze, without the bugs. The main-floor master suite is a private sanctuary with its own fireplace, deck access, a luxurious 6-piece ensuite, and an impressive walk-in closet. Downstairs, the walk-out basement provides



ample recreational space, a cozy theatre room, and three additional bedroomsâ€”two with ensuite bathrooms and walk-in closets, plus another full bath and extra bedroom for guests or family. Step outside to take in the incredible views from the north-facing deck, which spans the length of the home and overlooks a heated 5-stall horse barn with two custom tack lockers, a professionally sized outdoor sand arena, and a cozy fire pit area. A private covered deck on the west end of the house is ideal for BBQ nights or relaxing in a hot tub. This 12.23-acre property is a nature loverâ€™s paradise, complete with over 400 planted trees, a nearly 1 km riding loop, garden space, and frequent visits from birds, frogs, and local wildlife. The large shop includes office space, a bathroom, floor drains, and plenty of room for hobbies, storage, or equipment. School bus service is available at the end of the driveway, with children attending K-12 in nearby Sedgewick. Conveniently located just 2 hours southeast of Edmonton along Highway 13, this home is the perfect escape from city life. If you're looking for a place where luxury meets country livingâ€”and maybe a few horsesâ€”look no further. This extraordinary property is calling you home.

Built in 2016

## Essential Information

MLS® #	A2213420
Price	\$1,115,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,284
Acres	12.23
Year Built	2016

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	43532 Range Road 114
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2V0

### Amenities

Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Central Vacuum, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Double Oven, Freezer, Gas Water Heater, Induction Cooktop, Wine Refrigerator, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Dog Run
Lot Description	Farm, Garden, Many Trees, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, ICFs (Insulated Concrete Forms), Stone
Foundation	ICF Block

### Additional Information

Date Listed	April 21st, 2025
Days on Market	145
Zoning	HC

## **Listing Details**

Listing Office	Royal LePage Rose Country Realty
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