

# **\$850,000 - 11 54514 Rge Road 12, Rural Lac Ste. Anne County**

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MLS® #E4438339

**\$850,000**

3 Bedroom, 2.50 Bathroom, 1,639 sqft

Rural on 3.76 Acres

Tuscany Hills (Lac Ste. Anne), Rural Lac Ste. Anne County, AB

Stunning 1,636 sq ft home on 3.76 acres with a fully finished walkout basement and triple car garage. Step into a spacious mudroom leading to a bright office and a hallway to the primary suite, 2-pc bath, and laundry. The open living area features soaring ceilings, huge south-facing windows, a cozy stone-faced fireplace, and a custom kitchen with granite countertops. The dining area opens to a massive main-floor deck, perfect for relaxing or entertaining. The primary bedroom boasts floor-to-ceiling windows, patio doors to the deck, a walk-in closet, and a luxurious 5-pc ensuite. Downstairs, enjoy a huge family room, two large bedrooms, a full bath, and walkout access to a shaded lower patio. Expansive windows throughout fill the space with natural light. This peaceful property offers the perfect blend of privacy, comfort, and modern style, and minutes from Onoway. Don't miss your chance to own this breathtaking acreage retreat!

Built in 2013

## **Essential Information**

MLS® # E4438339

Price \$850,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,639
Acres	3.76
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	11 54514 Rge Road 12
Area	Rural Lac Ste. Anne County
Subdivision	Tuscany Hills (Lac Ste. Anne)
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V2

### **Amenities**

Features	Ceiling 10 ft., Deck, Dog Run-Fenced In, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, HRV System
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Flat Site, Fruit Trees/Shrubs
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 23rd, 2025  
Days on Market      25  
Zoning                Zone 70

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