

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

MLS® #A2213420

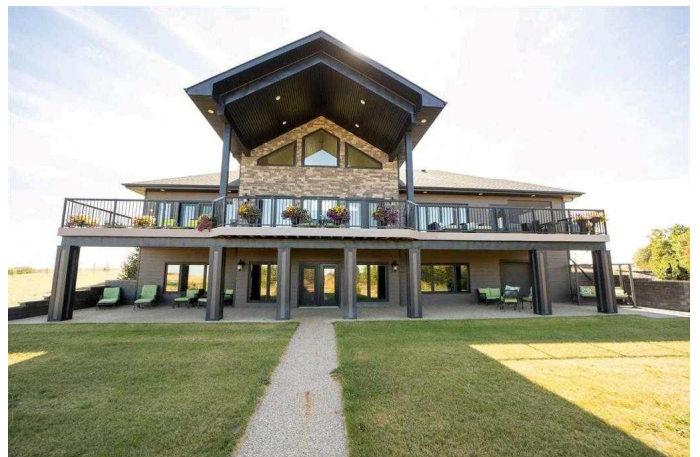
\$1,115,000

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

Exterior

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

Additional Information

Date Listed	April 21st, 2025
-------------	------------------

Days on Market	26
Zoning	HC

Listing Details

Listing Office	Royal LePage Rose Country Realty
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.