

# \$565,000 - 43516 Range Road 114, Rural Flagstaff County

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MLS® #A2217630

**\$565,000**

5 Bedroom, 3.00 Bathroom, 1,625 sqft  
Residential on 6.13 Acres

NONE, Rural Flagstaff County, Alberta

This beautifully maintained bi-level sits on 6.13 acres just outside Lougheed and offers over 1,600 square feet of comfortable living space. The home features five bedrooms and two and a half bathrooms, including a spacious primary bedroom on the main floor with a three-piece ensuite and his-and-hers closets. The main floor bathrooms feature heated tile flooring and the half bath conveniently houses the laundry. Vaulted ceilings throughout the main floor enhance the open, airy feel of the home, complemented by rich wood tones and natural textures. Warmth and character abound with a total of three fireplaces—two of which are stunning, double-sided fieldstone features, and one a cozy wood-burning option. The kitchen is equipped with built-in appliances and granite countertops, flowing into a bright dining area filled with natural light from a skylight and surrounded by windows overlooking the beautifully landscaped yard. The partial basement offers a large family room, cold cellar, and a unique bedroom with a wet bar in place of a closet, along with a jetted tub in the bathroom. Additional features include a detached two-car garage with cement flooring, built-in cupboards, and radiant heat, plus a rear extension ideal for extra storage or parking a quad or motorcycle. The property also includes a nostalgic red barn measuring 28 x 34, and two large quonsets—one fully cemented and the other partially



cementedâ€”measuring 30 x 64 and 32 x 63. A 16 x 12 gazebo with skylight provides a relaxing outdoor retreat. A separate in-law suite or bunkie sits on skids and is connected by a private walking trail. It features a gas furnace, town water, and its own pump-out system. Both the home and garage are topped with durable metal roofs. The property is serviced by town water and includes a boiler heating system, a commercial-grade water softener, and a new hot water tank. With professionally landscaped gardens and mature fruit trees and a thoughtful blend of indoor and outdoor living, this property offers the perfect mix of country charm, modern convenience, and peaceful rural living just minutes from town.

Built in 1985

### **Essential Information**

MLS® #	A2217630
Price	\$565,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	6.13
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	43516 Range Road 114
Subdivision	NONE
City	Rural Flagstaff County
County	Flagstaff County

Province	Alberta
Postal Code	T0B 2V0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Wet Bar, Skylight(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Built-In Oven
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Wood Burning, Dining Room, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Partial, Walk-Up To Grade

### Exterior

Exterior Features	Balcony, Garden, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Farm, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Private, See Remarks
Roof	Metal
Construction	See Remarks, Wood Siding
Foundation	Poured Concrete, Block

### Additional Information

Date Listed	May 5th, 2025
Days on Market	12
Zoning	Highway Commercial

### Listing Details

Listing Office	The Realty Bureau
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