

Courtesy Of Kim F Martin Of RE/MAX Results

\$1,388,000 - 59311 Range Rd 35, Rural Barrhead County

MLS® #E4418752

\$1,388,000

4 Bedroom, 4.00 Bathroom, 3,436 sqft

Rural on 1.43 Acres

MacGill Estates, Rural Barrhead County, AB

This EXECUTIVE RIVERFRONT 2-story with all the extras you could imagine, is situated just on the outskirts of Barrhead. Enjoy 5426 sq ft of total living space including 4 bdrms & 4 baths. Quality built by Veldhuisen Construction with a concrete tile roof, extremely energy efficient construction and tons of exposed aggregate concrete with indoor/outdoor entertainment areas. The home boasts 19-foot ceilings in two main areas, along with multiple vaulted and coffered ceilings. Experience executive riverfront views with the charm of country living, plus town utilities. Features include robotic mowers and a private basement suite with a separate entrance. The grand front entry showcases a granite floor and pillars. Amazing views with lots of windows from both floors. Full walkout basement, and great river fishing! Many upgrades in 2019. Price includes most furniture and contents, making this a move-in-ready home for those seeking luxury, comfort, and privacy. It's spotless and move-in ready!

Built in 2007

Essential Information

MLS® #	E4418752
Price	\$1,388,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,436
Acres	1.43
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	59311 Range Rd 35
Area	Rural Barrhead County
Subdivision	MacGill Estates
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

Amenities

Features	Air Conditioner, Barbecue-Built-In, Deck, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling
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Interior

Interior Features	ensuite bathroom
Heating	Hot Water, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

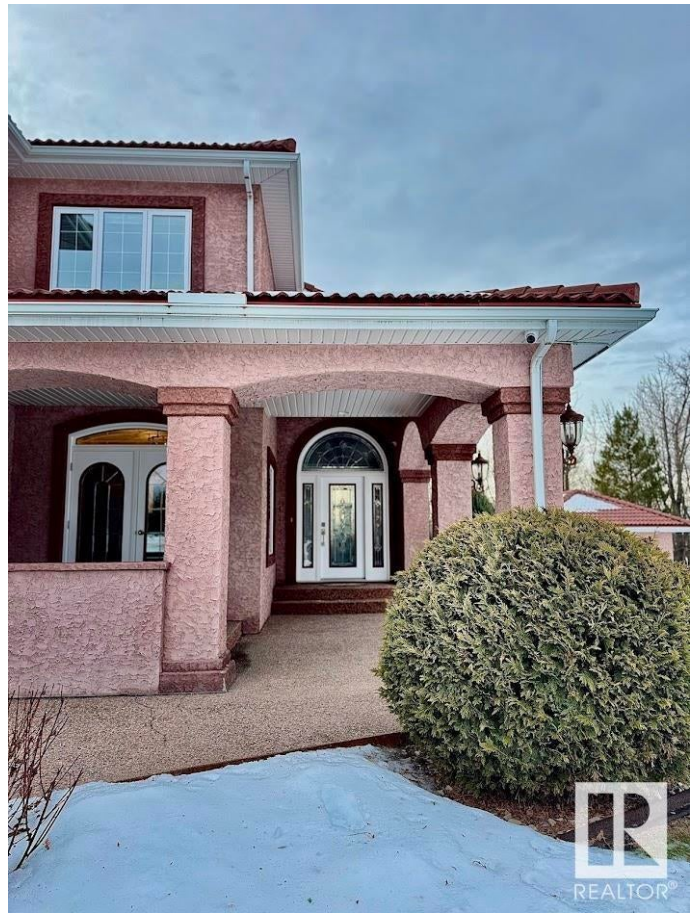
Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, No Through Road, River View, Sloping Lot, See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed January 20th, 2025

Days on Market 53

Zoning Zone 70



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Listing information last updated on March 14th, 2025 at 3:17am MDT