



**Rural Strathcona County**    **M 4   R 22   T 52   S 34   Q**    **LP: \$1,899,000**  
 217 52555 RGE ROAD 223    T8A 6M8    **SP:** **M**

**Listing ID #** E4489159 **ACTIVE**  
**Building Type** Detached Single Family    **Agricultural**  
**Style** 2 Storey    **Sold Date**  
**Year Built** 2005    **Beds Above/Total** 2 / 3  
**Total Acreage** 2.000    **Baths Half/Full** 1 / 3  
**Community** Lark Hill Farms    **Total Baths** 3.1  
**Nearest Town** Ardrossan    **Tot Floor AG SqM** 235.54  
**Dist to Town**    **Tot Floor AG SF** 2,535.35

**URL-Virtual Tour**

Gated archway entrance & concrete drive lead to this breathtaking 2535 sqft 3+1 bedroom walkout on 2 beautifully landscaped acres with picturesque pond. This stunning home features a large foyer, renovated chef's kitchen with massive island, quartz countertops throughout & an open design flowing into the dining area & family room with gas fireplace. Step outside to the covered deck with outdoor kitchen & BBQ area. Upstairs offers a luxurious renovated primary suite with two walk-in closets & spa-inspired 4pc ensuite, plus a large second bedroom, 5pc bath, & bonus room/3rd bedroom with vaulted ceilings & gas fireplace. The fully finished walkout basement includes in-floor heat, wet bar, large rec room with third gas fireplace, & additional bedroom. The impressive 2880 sqft custom shop with 1430 sqft mezzanine offers living quarters with kitchen, bedroom, bath, bar, entertainment space, private deck, & commercial-grade finishes & appliances. A truly exceptional estate built for luxury living & entertaining.

**Directions**

Living Room	4.12x5.19	M	Bedroom 3	4.06x3.57	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.04x4.25	M	Bedroom 4			1	2	M	No	Main	101.88	1,096.64
Kitchen	4.51x3.75	M	Laundry Room	2.26x3.00	M	2	4	B	No	Upper	133.66	1,438.72
Family Room	4.14x5.00	B	Office	4.34x6.39	U	3	4	U	Yes	Above Grd		
Den			Loft	1.91x4.10	U	4	5	U	No	Lower		
Bonus Room			Flex Space	3.04x4.07	B	5				Below Grd	96.90	1,043.03
Primary Bedrm	4.21x3.68	U				6				Tot Flr AG	235.54	2,535.35
Bedroom 2	4.17x3.56	U				7				# Finished	3	

**Heat Source** Natural Gas    **HS Desc** Paid For  
**Heat Type** Forced Air-1, In Floor Heat System  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Stone, Vinyl  
**Flooring** Carpet, Ceramic Tile, Hardwood  
**Features** Deck, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar

**Construction** Wood Frame  
**Basement/Dev** Full / Fully Finished  
**Separate Ent**  
**Lot Shape**    **Front Exp**  
**Front x Depth** (m) x (m)  
**Zoning**  
**Tax Amount** \$10,107.75 / 2026  
**Fireplace** Yes    **Fuel** Gas  
**FP Type** Corner, Mantel

**Goods Incl** Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Vacuum System Attachments, Vacuum Systems, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two, Oven Built-In-Two, Stove-Countertop Inductn, Hot Tub

**Acres Freehld**    **Acres Leasehld**  
**Major Use**  
**Env Assessmt**    **Type**  
**Reg Wtr Rights**    **Acres Water Rights**  
**Water Desc** Paid For    **Phone Desc** Paid  
**Water Supply** Municipal

**Goods Excl**

**Sewer/Septic** Septic Tank & Mound

**Site Features** Fenced, Landscaped, Private Setting

**Power Service** Paid For  
**Out Building** Workshop

**Parking** Heated, Insulated, Triple Garage Detached

**Road Access** Paved Driveway to House

Conform/Yr	/	2nd Suite	No	Permit By Seller
Condo Name		Garden Suite		Garage Suite
Condo Fee	/	HOA Fee		HOA Fee/Sched
Fee Includes		HOA Fee Incls		

**Park Encl/Tot** / **Garage Dim**