

# \$799,900 - 49124 Rr 275, Calmar

MLS® #A2194856

## \$799,900

5 Bedroom, 3.00 Bathroom, 1,946 sqft  
Residential on 3.51 Acres

NONE, Calmar, Alberta

This Beautiful 1946.24 sq/ft home situated 3.51 acres is kept private with mature trees surrounding it. Drive up to the Double Attached, Oversized, Heated Garage and notice how gorgeous this property is inside and out! Inside the home the Living Room welcomes you showing off its open, spacious concept with beams along the vaulted ceiling, and a stone gas fireplace keeping it cozy. This is all open to the modern kitchen with lots cabinets, quartz countertops, windows allowing in natural light, and more! The Primary Bedroom is the largest of the FIVE BEDROOMS having its own walk-in closet, 5 Piece Ensuite, and access to one of many decks around the home. This 5 bedroom, 3 bathroom home is beautifully finished throughout its entirety. A single detached garage is also on the property, but there is lots of extra space to build a shop if desired. This property welcomes its new owners to love life on an acreage, and must be viewed in person to truly appreciate everything it holds.

Built in 2020

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2194856  |
| Price      | \$799,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                                       |
|----------------|---------------------------------------|
| Square Footage | 1,946                                 |
| Acres          | 3.51                                  |
| Year Built     | 2020                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, 3 Level Split |
| Status         | Active                                |

### **Community Information**

|             |              |
|-------------|--------------|
| Address     | 49124 Rr 275 |
| Subdivision | NONE         |
| City        | Calmar       |
| County      | Leduc County |
| Province    | Alberta      |
| Postal Code | T0C 2P0      |

### **Amenities**

|              |  |
|--------------|--|
| Parking      | Double Garage Attached, Heated Garage, Oversized, Single Garage Detached |
| # of Garages | 3  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Stone  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard            |
| Lot Description   | Landscaped, See Remarks |
| Roof              | Asphalt Shingle         |
| Construction      | Vinyl Siding            |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 81                  |
| Zoning         | CRES                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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