



## Rural Parkland County

51231 RR 265

M: 4 R: 26 T: 51 S: 17 Q: NW

LP: \$1,975,000

SP:



ACTIVE

<b>List ID#:</b>	E4162213	<b>Nearest Town:</b>	Devon
<b>Type:</b>	Detached Single Family	<b>Total Acreage:</b>	74.400
<b>Style:</b>	5 Level Split	<b>Bdrms Above:</b>	7
<b>Year Built:</b>	1975	<b>Bdrms Total:</b>	7
<b>Full Baths:</b>	4	<b>Basement:</b>	Full
<b>Half Baths:</b>	1	<b>Basement Dev:</b>	Fully Finished
<b>Tot A.G. SqFt:</b>	3,868.58	<b>Tot A.G. SqM:</b>	359.40

This stunning home was designed and built by renowned architect Jim Wensley & was his personal home. It is a masterpiece of Fir post & beam construction with exposed concrete, surrounded by one of the most beautiful forests outside of Edmonton and offers over 74 acres of unmatched privacy. Two inch thick Herringbone quarry tile is found throughout, chosen for its natural beauty and longevity. Its simplicity is stunning. Huge beams of timber & pure forest cut lumber capture both the classic & modern approach the architect desired to achieve. The grounds around the home are a blend of artful design with a beautiful in-ground pool, manicured grass with inviting outdoor seating areas, including a change facility. A luscious forest surrounds the home with an enviable stand of soaring Jack pine. Beautiful fenced paddock & extensive fencing is a perfect place for horses to roam the land. This home is truly a retreat for those who appreciate exquisite living inside and out. Subdivision of land is possible.

### Directions:

**Virtual Tour:** <https://youtu.be/tqTTdJrHOk>

**Brochure:** <http://www.StPines-ParklandCounty.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
<b>Baths:</b>	0	1	2	0	1	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	1	<b>Upper:</b>		
<b>Finished Lvl:</b>	5						<b>Abv Grd:</b>	359.40	3,868.58
<b>Fireplace:</b>	Yes						<b>Lower:</b>	104.82	1,128.28
<b>Parking:</b>	Triple Garage Attached						<b>Blw Grd:</b>	69.27	745.62
							<b>Total A.G.:</b>	359.40	3,868.58
<b>Living Rm:</b>		M		<b>Master Bdrm:</b>		A	<b>Bedroom</b>		A
<b>Dining Rm:</b>		M		<b>Bedroom 2:</b>		A	<b>Bedroom</b>		A
<b>Kitchen:</b>		M		<b>Bedroom 3:</b>		A			A
<b>Family Rm:</b>		M		<b>Bedroom 4:</b>		A	<b>Recreation Room</b>		L
<b>Den:</b>				<b>Bedroom</b>		A	<b>Loft</b>		U
<b>Bonus Rm:</b>									

**Flooring:** Carpet, Non-Ceramic Tile

**Construction:** Wood Frame

**Roof:** Metal

**Exterior:** Cedar, Concrete

**Foundation:** Concrete

**Heat Type:** Forced Air-2

**Heat Source:** Natural Gas

**Site Influen:** Airport Nearby, Backs Onto Park/Trees, Cross Fenced, Environmental Reserve, Fenced, Hillside, Landscaped, Low Maintenance Landscape, Private Setting, Rolling Land, Schools, Shopping Nearby, Subdividable Lot, Treed Lot, Vegetable Garden

**Features:** Closet Organizers, Dog Run-Fenced In, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Open Beam, Programmable Thermostat, Sauna; Swirlpool; Steam, Skylight, Vaulted Ceiling, Walkout Basement

**Goods Incl:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator-Energy Star, Stove-Gas, Washer

**Goods Excl:**

**Restrictions:** None Known

**Warranty:**

**Heat Paid For:** Paid For

**Power:** Paid For

**Water Supply:** Drilled Well, See Remarks

**Swr/Septic:** Septic Tank & Field

**Out Buildings:**

**Condo Name:**

**Condo Fee:**

**Condo Fee Schedule:**

**Condo Fee**

**Frontage (M):**

**Depth (M):**

**Road Access:** Paved

**Conform:**

**Taxes:** \$6,766.34

**Lot Dimen:**

**Lot Shape:**

**Land Use:**

**Front Expos:**

**Conform Year:**

**Tax Year:** 2018