

# **\$775,000 - 330085 Highway 56, Rural Starland County**

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MLS® #A2242368

**\$775,000**

6 Bedroom, 3.00 Bathroom, 1,873 sqft  
Residential on 8.50 Acres

NONE, Rural Starland County, Alberta

\*\*\*TRULY BREATHTAKING DREAM ACREAGE WITH FULLY DEVELOPED 1,873SQFT METICULOUSLY KEPT FAMILY HOME FEATURING WALKOUT BASEMENT AND SEPARATE SHOP\*\*\* It will be love at first sight when it comes to this truly immaculate DREAM ACREAGE with over 3,600sqft of total living space in Starland County!!! Located on a scenic 8.5 acre parcel PERFECT FOR HORSES some features of this spectacular 1,873sqft fully developed family home built in 2007 include 6 bedrooms total featuring large primary suite with spa like 5pce ensuite highlighted with double vanity, soaker tub, large shower and walk in closet, 3 full bathrooms, main floor laundry, central vac, stainless steel appliances, spacious open kitchen and living room showcasing loads of cabinets and counter space, large island and pantry, relaxing gas fireplace, stunning vaulted ceilings and an abundance of natural light along with scenic panoramic views from almost every window and your amazing wrap around deck!!! As you tour the fully developed walkout basement you will enjoy more natural light and massive family room great for entertaining, 2 additional bedrooms, large exercise room and 4pce bathroom!!! This beautiful acreage also features an oversized double car garage, (40 x 27ft) insulated Quonset with concrete flooring, and a 28 x 49ft barn with box stalls, tie stalls, and a tack room, horse shelter and another small shelter in the pasture, including a stock waterer. Embrace



the country lifestyle with a garden, a scenic yard featuring apple trees and Nanking cherries. This property borders crown grazing land, offering endless views and riding areas. This unique acreage combines comfortable living with the beauty and tranquility of country life helping to provide the perfect setting to raise a family!!!

Built in 2007

### **Essential Information**

MLS® #	A2242368
Price	\$775,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,873
Acres	8.50
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	330085 Highway 56
Subdivision	NONE
City	Rural Starland County
County	Starland County
Province	Alberta
Postal Code	T0J 2B0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Gravel Driveway
# of Garages	8

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Central Vacuum, Jetted Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Garden, Pasture, Sloped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	4
Zoning	Ag

## Listing Details

Listing Office	Royal LePage Wildrose Real Estate-Drumheller
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