

\$939,000 - 331067 Range Road 234, Trochu

MLS® #A2216285

\$939,000

6 Bedroom, 4.00 Bathroom, 1,832 sqft

Residential on 10.13 Acres

NONE, Trochu, Alberta

This PRISTINE PROPERTY offers an incredible ACREAGE LIFESTYLE. Ample peace and privacy with the close convenience of the community of Trochu. From the moment you come down the lane and circle the paved round-about driveway, you will appreciate the pride of ownership. Stucco and stonework accent the crisp curb appeal. A triple attached and heated garage provides plenty of indoor parking. These ten acres of tranquil setting are bordered with mature trees and a beautiful weaving creek. Once inside this executive home you will experience every exquisite detail. Handsome Tiger Wood flooring leads you thru the hub of this home. The large living room offers a wonderful wood burning fireplace as it's focal point, flanked with beautiful built-ins. The kitchen features custom oak cabinetry, onyx countertops, and an angled island for additional seating. The dining room is encircled with windows providing a spectacular view in every season. Step thru the garden door and enjoy the expansive wrap around deck with the warmth of the south facing sunshine. Imagine sipping a glass of wine while witnessing a spectacular sunset amidst the silhouette of your horses. Afterwards, retreat to the spacious primary bedroom, boasting a spa-like ensuite with jet soaker tub and wonderful walk-in closet. Main level laundry is an added luxury, along with ample storage and wash-up sink. A 2-piece powder room gives you convenience from the garage. Two more bedrooms and a 4-piece



bathroom complete this floor plan. Head down to the walkout basement and hang out with the whole family. Entertain with ease along with access to the backyard and stamped concrete lower patio. Three more generous bedrooms and a 4-piece bathroom provide accommodations for company or older children. A true cold room offers a safe place for your fruits and vegetables. The exceptional quality of this home is largely apparent with ICF block construction, a Geo Thermal Heat System (which also provides AC), Styrofoam insulation of exterior walls, and both the basement and garage with in-floor heat. Direct heat is provided by the wood fireplace and distributed with ducting throughout the home. Your horses will be in heaven with this 12' x 53', three stall, and four horse barn! Along with 8 acres of fully fenced pasture, a sheltered watering area, and with a wired and lit enclosed tack room. Leave the city life behind and treat yourself to a true escape!

Built in 2004

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2216285 |
| Price | \$939,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,832 |
| Acres | 10.13 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 331067 Range Road 234 |
| Subdivision | NONE |
| City | Trochu |
| County | Kneehill County |
| Province | Alberta |
| Postal Code | T0M 2C0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 25 |
| Parking | Triple Garage Attached |
| # of Garages | 3 |
| Waterfront | Creek |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Geothermal |
| Cooling | Full, Other |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Low Maintenance Landscape, No Neighbours Behind, Private, Seasonal Water, Secluded, See Remarks, Views, Creek/River/Stream/Pond, Farm, Pasture, Rolling Slope |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete, ICF Block |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 80 |
| Zoning | CR |

Listing Details

Listing Office

RE/MAX real estate central alberta

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