

Courtesy Of Calie Delgado and Carson Langridge Of Real Broker

# **\$745,000 - 15 1307 Twp Road 540, Rural Parkland County**

MLS® #E4432454

**\$745,000**

4 Bedroom, 4.00 Bathroom, 3,610 sqft

Rural on 1.21 Acres

Chickakoo Estates, Rural Parkland County, AB

This stunning 1.5 story home offers the perfect blend of comfort, space, and serene country living. Featuring 4 bedrooms and 4 bathrooms, this property boasts an impressive amount of square footage with a layout ideal for families or multi-generational living. Step into the beautiful kitchen with newer countertops, a gas stove, and plenty of room to cook and entertain. The main living area is bright and open with vaulted ceilings, and a striking stone fireplace. The upstairs includes a private bedroom, bathroom, cozy living area with a gas fireplace, and a second kitchen perfect for guests or extended family. Additional highlights include a dining room, in-floor heating and a fully fenced private yard surrounded by trees. Enjoy outdoor living on the expansive main deck or relax in the sunroom. The oversized heated double garage includes a loft for extra storage or potential studio space. Located just minutes from Chickakoo Lake this property offers peaceful rural living with nature right at your doorstep.

Built in 1998

## **Essential Information**

MLS® # E4432454

Price \$745,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,610                  |
| Acres          | 1.21                   |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 15 1307 Twp Road 540  |
| Area        | Rural Parkland County |
| Subdivision | Chickakoo Estates     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Z 1X3               |

### **Amenities**

|          |   |
|----------|---|
| Features | Deck, Fire Pit, No Smoking Home, Sunroom, Vaulted Ceiling |
|----------|---|

### **Interior**

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Heating           | In Floor Heat System, Natural Gas |
| Fireplace         | Yes                               |
| Stories           | 2                                 |
| Has Basement      | Yes                               |
| Basement          | None, No Basement                 |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Schools |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 7

Zoning Zone 70

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Listing information last updated on May 1st, 2025 at 4:32pm MDT