

53025 RR 222
Magrath, Alberta

MLS # A2354735

\$2,549,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	5,109 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Drive Through, Driveway, Front Drive, Garage Door Opener, Heated Garage,		
Lot Size:	9.85 Acres		
Lot Feat:	No Neighbours Behind, Open Lot, Private, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Recreation Facilities, Sauna, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Solar Tube(s), Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Fridge (x2), Freeze microwave oven combo, dishwasher, washer/dryer combo (x2), speaker system, control 4 system, garage door opener(s) and remote(s), vent hood, pot filler, gas range top, volleyball and pickleball posts and nets, padding for gym, water fountain, AC unit (x2), TV's (x4), theater projector system and all components, clothes steamer, celebrité lights		

Set on 10 acres with breathtaking views of Chief Mountain, this exceptional custom-built estate brings together refined architecture, remarkable craftsmanship, and an extraordinary collection of private recreational amenities! Designed to offer an elevated lifestyle both inside and out, the property is anchored by an impressive 58' x 36' indoor sport court with soaring 19'2" ceilings, accommodating basketball, pickleball, volleyball, and more. Equipped with its own high-efficiency furnace and air conditioning system, integrated audio, and a private exterior entrance, this space offers year-round recreation on an entirely different scale. The experience continues with a dedicated golf simulator featuring GSPro software, a beautifully designed home theatre with tiered seating and a 120-inch projection screen, and an expansive lower-level recreation area complete with gas fireplace and custom wet bar. Within the main residence, 13-foot great room ceilings, striking walnut beams, beautiful brick accents including an impressive main-floor brick fireplace, expansive triple-pane windows, and carefully curated finishes create a seamless balance of warmth and sophistication. The kitchen is a statement in both design and functionality, featuring a 10' x 5' island, custom walnut cabinetry, premium integrated appliances, gas cooktop, pot filler, quartz and granite finishes throughout the home, and an exceptional walk-in pantry. The primary suite offers a retreat of its own, with a fireplace, independent climate control, an impressive custom dressing room, and a spa-inspired ensuite featuring heated floors, a freestanding soaker tub, and an expansive wet room. Additional highlights include a beautifully appointed guest suite, dedicated office, walk-through laundry with two combination washer/dryer units and a clothing steamer,

extensive custom storage, and an integrated Control4 smart home system delivering seamless audio and entertainment throughout. The residence and indoor sport court are serviced by two high-efficiency furnaces and two air conditioning units, providing exceptional comfort year-round. The heated triple-bay garage features four oversized 10' x 10' doors, including a convenient pull-through bay, while the home's striking brick exterior adds timeless architectural appeal. Outdoors, enjoy a covered hot tub area, permanent Celebright lighting, and integrated audio. Just minutes from Magrath Golf Club, this remarkable 5,109.32 sq. ft. estate combines the freedom of acreage living with an exceptional standard of comfort, recreation, and design. A property of remarkable scale and distinction, created for those who want more from the place they call home!