



**Rural Lac Ste. Anne County** M 5 R 1 T 54 S 34 Q SE LP: \$885,000  
 #6 54514 RGE ROAD 12 T0E 1V2 SP: M

**Listing ID #** E4468661 **ACTIVE**  
**Building Type** Detached Single Family **Agricultural**  
**Style** Bungalow **Sold Date**  
**Year Built** 2022 **Beds Above/Total** 3 / 3  
**Total Acreage** 4.550 **Baths Half/Full** 0 / 3  
**Community** Tuscany Hills (Lac Ste. Anne) **Total Baths** 3.0  
**Nearest Town** Calahoo **Tot Floor AG SqM** 161.13  
**Dist to Town** 9 km **Tot Floor AG SF** 1,734.40

[URL-Virtual Tour](#) [URL-Brochure](#)

Discover a new 1734 sq ft custom bungalow on 4.55 private acres, blending luxury craftsmanship with serene natural living. Fantastic curb appeal with gorgeous fir beams and board/batten LP Smart Siding. Inside, the open layout with 3 main floor bedrooms and 2.5 baths offers spacious comfort while the large basement with in-floor heating offers endless potential. LUX triple-pane windows, 8' exterior doors, custom trim/tile work, quartz counters and ceiling height backsplash are just a few of the quality finishings. A 36" gas fireplace anchors the living area with warmth and ambiance. Primary features walk-in + 3pc ensuite with heated floor (incl shower)! Step outside to a raised deck overlooking untouched nature, ideal for relaxing, hosting, or simply watching the abundant wildlife. Tucked among the trees, a cute bonus office studio could create the perfect guest suite, studio, or retreat! A stunning property that delivers craftsmanship, comfort, and the peaceful acreage lifestyle you've been dreaming of.

**Directions** Heading north on HWY 779, turn west on TWP RD 545. After 3kms turn north on RR12, continue 500 metres and turn west into Tuscany Hills subdivision. Property is 3rd house on the right (house # sign is in front yard, driveway is a little past).

Living Room	5.59 x 4.23	M	Bedroom 3	3.59 x 2.87	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4			1	4	M	No	Main		
Kitchen	6.41 x 4.87	M	Laundry Room	2.58 x 2.92	M	2	3	M	Yes	Upper		
Family Room						3	3	B	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	5.09 x 4.36	M				6				Tot Flr AG	161.13	1,734.40
Bedroom 2	2.63 x 4.50	M				7				# Finished	1	

**Heat Source** Natural Gas, Water **HS Desc** Paid For  
**Heat Type** Forced Air-1, In Floor Heat System  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Engineered Wood  
**Flooring** Non-Ceramic Tile, See Remarks, Vinyl Plank  
**Features** Off Street Parking, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, R.V. Storage, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling

**Construction** Wood Frame  
**Basement/Dev** Full / Unfinished  
**Separate Ent**  
**Lot Shape** **Front Exp**  
**Front x Depth** (m) x (m)  
**Zoning**  
**Tax Amount** \$3,759.67 / 2025  
**Fireplace** Yes **Fuel** Gas  
**FP Type** Mantel, Tile Surround

**Goods Incl** Fan-Ceiling, Hood Fan, Humidifier-Power(Furnace)

**Acres Freehld** **Acres Leasehld**  
**Major Use**  
**Env Assessmt** **Type**  
**Reg Wtr Rights** **Acres Water Rights**  
**Water Desc** Paid For **Phone Desc** None  
**Water Supply** Drilled Well

**Goods Excl**

**Sewer/Septic** Septic Tank & Field

**Site Features** Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Park/Reserve, Rolling Land, Treed Lot

**Power Service** Amortized  
**Out Building**

**Parking** No Garage, RV Parking

**Road Access** Gravel Driveway to House

Conform/Yr	Title Insurance	/	2nd Suite	No	Permit By Seller
Condo Name			Garden Suite		Garage Suite
Condo Fee	/		HOA Fee		HOA Fee/Sched
Fee Includes			HOA Fee Incls		

**Park Encl/Tot** / **Garage Dim**