



Rural Lac Ste. Anne County M 5 R 1 T 54 S 34 Q SE LP: \$825,000
 #6 54514 RGE ROAD 12 T0E 1V2 SP: M

Listing ID # E4479841 **ACTIVE**
Building Type Detached Single Family **Agricultural**
Style Bungalow **Sold Date**
Year Built 2025 **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).

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

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

Park Encl/Tot / **Garage Dim**

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