

Courtesy Of Calie Delgado and Carson Langridge Of Real Broker

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

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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
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### **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 6

Zoning Zone 70

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Listing information last updated on April 30th, 2025 at 1:47pm MDT