



## 27046 TWP ROAD 502 Rural Leduc County AB

\$689,900

4.4 acres, minutes from Calmar. This 2795 sqft 2 storey has been redone w/ no expense spared! Step in to discover a huge family room w/ original wood vaulted ceiling & gas FP on stone wall. Newer luxury vinyl plank floors throughout, & huge triple pane argon windows allow in lots of natural light! Your dream kitchen features tons of storage & stunning high-end cabinetry, cozy living room w/ 2nd FP & sunny dining room. Main floor primary is complete w/ 3pc ensuite. Upstairs features a loft bonus room w/ glass railing, 3 good-sized bdrms (2 w/ WI closets) & lrg 4pc bath. Updated electrical, security system incl. water monitoring, 2 newer furnaces & HWT, 7000 gal cistern & septic tank (cleaned spring 2024, pump 2 yrs old). Heated, oversized dbl attached garage w/ 9' doors & 11' ceiling. Huge tree-lined yard provides lots of place to relax & play. Schools, recreation & amenities available in the town Calmar. Commute is a breeze, only 15-20 minutes to Leduc or Devon, 30 mins to Edmonton.

Listing Presented By:



Originally Listed by:  
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