



28 SNOWBIRD Crescent Leduc AB

\$466,000

METICULOUSLY CARED FOR! Cobblestone Master built BI-LEVEL (2010), proudly owned by the original owner! Featuring 2+1 bdrms, the main floor showcases HARDWOOD FLRS, GRANITE ISLAND, W-I pantry, & S/S APPLIANCES, LRG WINDOWS in living rm, & off the dining rm is a spacious 2-TIERED DECK, perfect for entertaining. The main floor includes a bdrm & full bath, while the PRIMARY SUITE, located above the garage, offers a private ENSUITE & W-I CLOSET. The FULLY FINISHED BASEMENT is a true retreat, w/ a HUGE FAMILY RM wired for sound & designed w/ soundproof walls & ceilings for optimal comfort. Cozy carpeting adds warmth to the space, which also includes a LRG 3rd BDRM w/ W-I closet, 3pc bath, laundry/utility room, & plenty of storage. Step outside to a fenced yard w/ a FIREPIT backing onto TREES for added privacy. DBL ATT GARAGE, under-deck storage, & NEW SHINGLES (2yrs) add functionality. Nestled in the vibrant FAMILY-FRIENDLY community of Suntree, this home is walking distance to school, parks & nature pond.

Listing Presented By:



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