

## Rural Parkland County Alberta

This is the Country Home Youve Been Looking For on Municipal Water & Sewer. Custom Walk-out Bungalow with 4 bdrms & 4.5 baths. As you walk in, youre greeted with a stunning view of the Grand main living area with a 20 Vaulted Ceiling, Curved Stair Cases, Stone Accent Walls, Mud Room to the left, Stone NG Fireplace, Floor to Ceiling Windows, Office/Den, Beautiful Chefs Kitchen w/ Dbl Oven, Gas Range, 10 Island, Granite Counters, Walk-in Pantry & Maple Cabinetry. Dining Room gives access to the deck to enjoy the Cool Evenings. The loft is perfect for a 2nd Office or Guest Room & has a 3 pc bath. The Master features a 2-way fireplace, Spa-like 5pc ensuite, Massive WIC with Custom Cabinetry & access to laundry. Downstairs is perfect for entertaining with a Wet Bar, Rec Area, Exercise Room, Theatre Room c/w Stepped Seating & Hidden Video Library & 2 more beds c/w baths. Walk out into the newly Installed Sun room and Private Landscaped backyard, Workshop w/ 220V, Irrigation System, Fire Pit & Triple Garage (id:6769)

Bedroom 3 3.17 m X 4.74 m Bedroom 4 3.52 m X 4.67 m Recreation room 12.4 m X 12.44 m Media 5.86 m X 4.58 m Library 2.02 m X 1.65 m Living room 7.87 m X 5.54 m Dining room 3.24 m X 5.79 m Kitchen 4.67 m X 5.79 m Den 3.95 m X 3.51 m Primary Bedroom 5.22 m X 3.9 m Laundry room 4.13 m X 2.44 m Pantry 2.74 m X 2.03 m Bedroom 2 4.1 m X 6.67 m Listing Presented By:



Originally Listed by: RE/MAX Excellence

http://www.johnconnor.ca/



## **RE/MAX River City**

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