



## Rural Parkland County Alberta

\$1,250,000

Welcome to Southview Ridge! This custom built bungalow has over 3700 sq ft of living space! Situated at the top of the hill, it has a walkout, fully finished basement as well. Enjoy coffee in the morning on your covered front porch or a glass of wine in the evening on one of the 2 decks that face south and overlook the reserve land behind. Custom kitchen with SS appliances, built in ovens & granite counters. Huge pantry for all the goodies. On the main level you'll find an office, open concept kitchen/living space, 2 pc powder room, a large bedroom with ensuite and the primary bedroom with a large walk in closet and ensuite. Laundry & mud room leading to a double attached garage and the single attached garage is located on the other side of the home near the office. Downstairs has an additional 2 large bedrooms with a unique jack & jill style bathroom between. Wet bar & rec area w/fireplace. A hobby room for crafts leads you to yet another garage for toys & lawn equipment. Fully fenced for kids & pets. (id:6769)

Living room 3.66 m X 4.42 m  
Family room 5.45 m X 12.1 m  
Bedroom 3 3.58 m X 5.22 m  
Bedroom 4 3.11 m X 4.55 m  
Hobby room 3.08 m X 3.98 m  
Dining room 2.48 m X 3.34 m

Kitchen 4.92 m X 5.05 m  
Den 3.37 m X 3.23 m  
Primary Bedroom 4.44 m X 4.58 m  
Bedroom 2 3.59 m X 3.28 m  
Laundry room 3.76 m X 2.65 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE



**RE/MAX River City**

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