



## Spruce Grove Alberta

\$899,900

This custom-built, air-conditioned 4 bed + den smart home is packed with upgrades and stunning golf course views. Featuring soaring 12' ceilings, app-controlled security, lighting, climate control, and Sonos throughout. The open-concept main floor showcases a custom stone floor-to-ceiling fireplace, upgraded kitchen, and a spacious primary suite with walk-in closet and ensuite including floor-to-ceiling tile, rainfall shower, body jets, and upgraded soaker tub. The fully finished basement offers 9' ceilings, private entrance, full kitchen, 2 bedrooms, den, full bath, and soundproofing between floors. The oversized, heated, triple garage is a standout at 34'x26', featuring epoxy floors, re-engineered trusses for added height, hot/cold water, 220V power, mezzanine storage, extra lighting, oversized doors, and a 100,000 BTU heater. Outside offers exposed aggregate concrete, custom shed, stamped firepit area, permanent holiday lights, and exceptional curb appeal. (id:6769)

Den 2.24 m X 2.35 m

Bedroom 3 5.5 m X 4.34 m

Bedroom 4 3.94 m X 4.3 m

Second Kitchen 3.93 m X 2.88 m

Living room 4.94 m X 4.55 m

Dining room 3.56 m X 3.37 m

Kitchen 5.08 m X 3.36 m

Primary Bedroom 4.25 m X 4.55 m

Bedroom 2 3.95 m X 3.66 m

Laundry room 2.87 m X 2.42 m

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.