



## Rural Parkland County Alberta

\$1,099,000

Welcome to the rare opportunity for country tranquility with city convenience. This custom south-facing walkout bungalow on 6.57 acres features 5 bdrms, 3 baths and 4600 sq/ft of living space only 4 min north of Spruce Grove. Soaring ceilings in the entryway lead to your chef's kitchen, renovated in 2020 with granite counters, rustic maple cabinetry, SS appliances and HUGE island. Separate dining space leads to the living rm w/ wood burning FP and open air loft. Triple pane patio doors (2021) maximize efficiency and natural light. The primary bdrm + 4-pc ensuite has direct access to the wrap around deck (with NEW Duradek in 2023). An add'l 2 large bdrms + 4 pc bath lead to the MASSIVE mudroom w/ insulated dog door, and access to the heated triple attached garage (220v). Downstairs has a 2nd FULL kitchen, laundry, 2 huge bdrms, 3-piece bath and family room w/ gas FP. Outside features perennial gardens, fruit trees, chicken coop & 2-stall horse barn. This might be the property you've been waiting for! (id:6769)

Storage 3.66 m X 3.46 m

Bedroom 5 5.88 m X 3.81 m

Laundry room 5.61 m X 2.6 m

Bedroom 4 5.41 m X 3.74 m

Second Kitchen 5.61 m X 3.45 m

Living room 7.74 m X 5.23 m

Dining room 4.28 m X 3.33 m

Kitchen 6.19 m X 4.67 m

Den 4.66 m X 3.98 m

Primary Bedroom 4.66 m X 3.92 m

Bedroom 2 3.64 m X 3.38 m

Bedroom 3 3.63 m X 3.28 m

Mud room 4.73 m X 3.51 m

Listing Presented By:



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