



## Spruce Grove Alberta

\$507,250

The Allure perfectly blends meticulous design with practical elegance. This home features 9' ceilings on both levels, a widened double attached garage, a separate entrance, and Luxury Vinyl Plank flooring. The main floor is highlighted by a stunning great room with soaring 17-foot ceilings and an electric fireplace, flanked by massive windows. The chef-inspired kitchen boasts Quartz countertops, an island with a flush eating ledge, and a clever walk-through pantry that connects directly to the mudroom. Upstairs, a bright primary suite features a large walk-in closet and a private ensuite. A central bonus room overlooks the dramatic open-to-below staircase, leading to two additional bedrooms and a convenient laundry area. Finished with upgraded railings, the Sterling Signature Specification, and basement rough-ins, this home is designed for sophisticated living. (id:6769)

Living room 3.33 x 4.42

Dining room 3.07 x 3.68

Kitchen 3.63 x 3.20

Primary Bedroom 3.35 x 3.66

Bedroom 2 2.97 x 2.95

Bedroom 3 2.95 x 2.87

Bonus Room 2.39 x 3.48

Listing Presented By:



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