



22252 Township Road 505 Rural Leduc County Alberta

\$1,380,000

Welcome to this exceptional custom-built home on 12.97 acres in the highly desirable Leduc County. Lovingly maintained by the original owner, every inch of this property has been thoughtfully manicured. Step inside to find the large entry and 9' ceilings throughout. On the main level the kitchen is so perfect for entertaining and ease of cooking. Large island, lots of cupboards and drawers, pantry and modern appliances. The dining room has a door to the deck, so outdoor cooking is made simple. The cozy living room has a gas fireplace and beautiful mantle. Down the hallway you will find a 4-piece main bathroom with storage, and a large bedroom. The master suite has a 3-piece ensuite, door to the deck, large walk-in closet and access to the laundry room with sink. There is a dedicated home office or additional bedroom and 2-piece bathroom that can easily be separated from the house with just closing a door, so if you run a home business, staff or customers can access through the garage, and you have the ease of separation from your living space. The lower level walk out features large windows, so you do not feel like you are below ground. The family room has a wood stove with a cold air return just above so with putting on the furnace fan, you are able to push heat throughout the house. The wet bar is equipped with a full sized fridge and dishwasher. A 4 piece bathroom complete with a dry sauna. 3 additional bedrooms, a storage room and well thought out cold room with temperature regulation. There is also a door to walk up to the double attached garage. Outside, you'll discover a fully fenced backyard designed for both relaxation and recreation. Whether you're enjoying quiet evenings by the firepit, tending to the incredible garden area, or watching your pets play in one of the two dog runs, this property offers a lifestyle that is hard to match. There's also a concr...

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE COUNTY REALTY



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Recreational, Games room 26.92 Ft x 28.42 Ft **Dining room** 21.33 Ft x 11.67 Ft

Bedroom 13.00 Ft x 13.50 Ft **Living room** 22.25 Ft x 14.58 Ft

Bedroom 10.33 Ft x 14.33 Ft **Primary Bedroom** 16.33 Ft x 17.67 Ft

Bedroom 10.33 Ft x 14.33 Ft **3pc Bathroom** 11.67 Ft x 11.67 Ft

Bedroom 10.33 Ft x 14.33 Ft **3pc Bathroom** 11.67 Ft x 11.67 Ft

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4pc Bathroom 13.08 Ft x 7.58 Ft

Storage 11.58 Ft x 14.50 Ft

Cold room 8.25 Ft x 7.92 Ft

Furnace 12.08 Ft x 8.67 Ft

Foyer 10.33 Ft x 11.67 Ft

Kitchen 17.33 Ft x 10.92 Ft

Bedroom 14.42 Ft x 9.50 Ft

Bedroom 15.42 Ft x 13.50 Ft

4pc Bathroom 14.25 Ft x 5.92 Ft

2pc Bathroom 3.17 Ft x 9.67 Ft

Laundry room 9.92 Ft x 8.00 Ft