



## Rural Leduc County Alberta

\$774,900

Presenting an exceptional 2-storey home offering 2,770 sq. ft. of refined living in the desirable Churchill Meadows community. Designed with an impressive open-to-below living room, quality finishes, and an elegant electric fireplace, this residence combines style and function. The layout features TWO open-to-below living areas -- a formal living room for guests and a separate private family space. The chef-inspired kitchen includes ceiling-height cabinetry, an island, and a dedicated SPICE KITCHEN. This home offers 5 bedrooms and 4 full bathrooms, including a MAIN FLOOR BEDROOM and FULL BATHROOM. Upstairs, the spacious primary suite features a 5-pc ensuite and walk-in closet. Another bedroom includes its own 3-pc ensuite and walk-in closet, while two additional bedrooms share a full bathroom. A generous bonus room completes the upper level. The bright basement with separate entrance offers strong future development potential. ALL APPLIANCES INCLUDED (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 5 11' x 11'1"

Primary Bedroom 12'5 x 16'7

Bedroom 2 14'9 x 11'11

Bedroom 3 11'11 x 12'2

Bedroom 4 11'11 x 12'1

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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