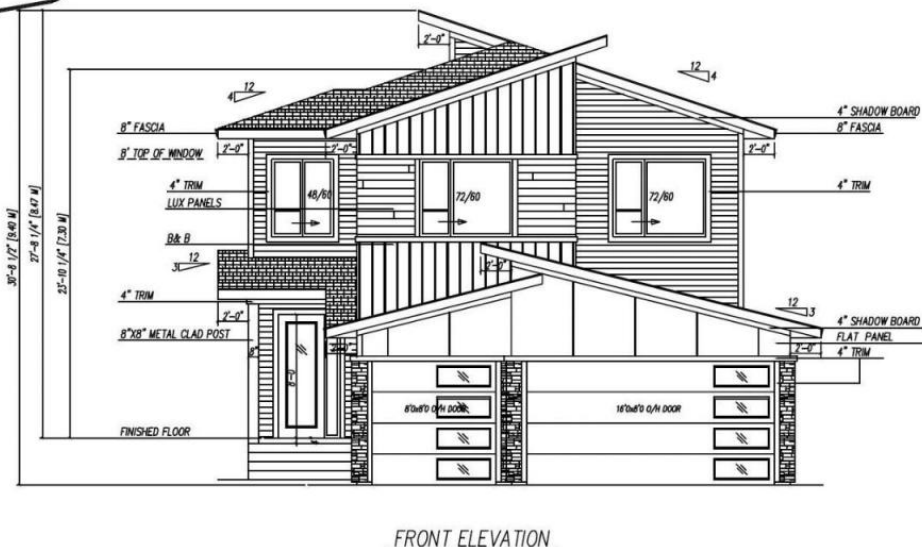


NOT READY FOR CITY PERMITS, FLOOR & TRUSS LAYOUTS.  
NOT FOR ENG. DETAILS.  
STRUCTURE, BEAMS & POSTS CAN BE CHANGED ANY TIME.  
UNTIL FINAL DRAWING IS ISSUED.  
WINDOW LOCATION, DOOR SIZES CAN BE CHANGED UNTIL  
FINAL DRAWING IS ISSUED.



# Rural Leduc County Alberta

\$899,900

WELCOME TO LUXURY LIVING in this STUNNING TRIPLE CAR GARAGE WALKOUT HOME located in the prestigious community of CHURCHILL MEADOWS. This beautifully designed home offers an exceptional blend of ELEGANCE, SPACE, AND FUNCTIONALITY. The WALKOUT BASEMENT includes a LEGAL 2-BEDROOM SUITE plus an OWNER'S SUITE WITH ENSUITE, ideal for extended family or rental income. The grand OPEN-TO-BELOW FOYER leads into a bright living room featuring a COFFERED CEILING, LARGE WINDOWS, and an ELECTRIC FIREPLACE. The MAIN FLOOR offers a DEN WITH ENSUITE, SPICE KITCHEN, and an open-concept living space perfect for entertaining. Upstairs features TWO BEDROOMS WITH ENSUITES, including a PRIMARY BEDROOM WITH 5-PIECE ENSUITE AND PRIVATE BALCONY, a SPACIOUS BONUS ROOM, and an ADDITIONAL BEDROOM. UPGRADES INCLUDE: WATERFALL COUNTERTOPS, CUSTOM VENTS, STEP & UNDER-CABINET LIGHTING, RAIN SHOWER, VINYL DECK WITH GLASS RAILING, UPGRADED CARPET, and 9 FT CEILINGS. A rare opportunity offering LUXURY LIVING IN A SOUGHT-AFTER COMMUNITY. (id:6769)

Bedroom 4 Measurements not available  
Bedroom 5 Measurements not available  
Bedroom 6 Measurements not available  
Den Measurements not available

Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Bedroom 3 Measurements not available  
Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty



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