



## Rural Leduc County Alberta

\$899,999

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.