



## Rural Parkland County Alberta

\$1,249,900

This is a custom-built 3.46 acre acreage with a heated 32x46 shop with a mezzanine and incredible attention to detail throughout. The main floor is 1580 sqft and features a bright foyer, den with French doors, 2 bedrooms, 2 bathrooms, and access to the heated attached garage with new concrete floor, epoxy, and polyaspartic coating. The spacious kitchen offers lots of countertop space, an eat-up bar, and professionally refinished oak cabinetry with custom oversized drawers. The dining room opens to the upper deck, while the vaulted living room features a bay window, gas fireplace, and great natural light. The primary bedroom includes custom closet organizers and a beautiful ensuite with updated shower and high-end fixtures. The walkout lower level offers a bedroom, large entertainment area with bar, gym space, 3rd bedroom, bathroom, and a stunning cultured stone wood-burning fireplace ducted to the furnace plenum for efficient heat distribution. Beautifully landscaped property and surrounded by nature. (id:6769)

Family room 5.55 m X 3.75 m

Bedroom 3 4.72 m X 3 m

Living room 6.32 m X 4.25 m

Dining room 3.24 m X 2.9 m

Kitchen 5.35 m X 3.8 m

Den 3.7 m X 3.04 m

Primary Bedroom 4.2 m X 4.15 m

Bedroom 2 3.27 m X 2.95 m

Listing Presented By:



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