



## Rural Parkland County Alberta

\$1,075,000

Nestled on 3.5 acres in a private, treed setting, this beautifully upgraded 2-storey home offers the perfect blend of luxury, privacy, and convenience. Ideally located between Spruce Grove and Devon, it features 5 spacious bedrooms with built-in desks, a 19x17 primary suite complete with walk-in closet and a luxurious 5-piece ensuite including a steam shower with dual heads. The gourmet kitchen boasts 2024 countertops, a new island and sink, Jenn-Air gas stove with downdraft venting, and all appliances replaced in the last 5 years. Ceramic tile and hardwood flooring enhance the main level, along with a formal dining room under coffered ceilings. Patio doors lead to your private oasis. Enjoy the custom ironwork staircase, large mudroom, and an oversized 32x36 heated garage with 220V wiring. The upstairs laundry, vaulted ceilings, 9ft basement, tankless hot water, and 3 furnaces ensure modern comfort. The basement features a rec room designed to fit a pool table, family room with wet bar and gas fireplace. (id:6769)

Den 4.42 m X 3.57 m

Bedroom 5 5.32 m X 3.84 m

Recreation room 8.71 m X 8.1 m

Living room 5.21 m X 3.99 m

Dining room 4.62 m X 3.9 m

Kitchen 5.23 m X 5 m

Primary Bedroom 5.94 m X 5.2 m

Bedroom 2 4.27 m X 3.4 m

Bedroom 3 4.14 m X 3.63 m

Bedroom 4 4.07 m X 3.6 m

Bonus Room 6.57 m X 4.56 m

Laundry room 2.48 m X 2.27 m

Listing Presented By:



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