



## Rural Parkland County Alberta

\$1,600,000

UNMATCHED VALUE in this picturesque location just west of Stony Plain. This 2011 built bungalow features OVER 6700 developed sq ft on almost 4 acres of rolling land with environmental reserve on 2 sides! Step inside this home & you'll be swept away by the towering ceilings & amazing attention to detail! Large living room w/fireplace & dining room; perfect for entertaining family & friends! Massive kitchen features endless cabinets & counterspace too! Master suite is truly a treat! Huge space with fireplace, deck access, his & hers closets & stunning 5pc ensuite. Beautiful guest bedroom & main floor den too! UPPER THEATRE ROOM! WALKOUT basement features ICF foundation. 2 more bedrooms including 2nd master suite! Huge recreation spaces for games, entertainment, wood fireplace, 2nd kitchen, 2nd den & dedicated storage space! TRIPLE HEATED GARAGE! Large metal shop for extra outdoor storage! Less than 10 minutes from Stony Plain & less than 30 minutes from Edmonton. \*some photos are virtually staged\* (id:6769)

Family room 5.38 m X 5.11 m  
Bedroom 3 7.16 m X 4.65 m  
Bedroom 4 3.65 m X 4.07 m  
Games room 5.38 m X 6.26 m  
Storage 3.07 m X 4.16 m  
Living room 5.44 m X 5.44 m

Dining room 5.23 m X 3.66 m  
Kitchen 6.06 m X 6.49 m  
Den 6.01 m X 3.3 m  
Primary Bedroom 5.98 m X 5 m  
Bedroom 2 3.87 m X 5.95 m  
Bonus Room 10.75 m X 5.6 m

Listing Presented By:



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