



## Rural Parkland County Alberta

\$1,279,500

Executive Custom Walkout Bungalow with Attached Triple Garage (39Wx25L, 220V, water taps & floor drains) & Shop (42Wx28L) on 2.55 Acres at the End of a Quiet Cul-de-sac in Brenmar Estates, 10 min N of Spruce Grove. This 2022-built 2,175 sqft (+full basement) home offers an open, light-filled design with central A/C, luxury VP flooring and a flowing layout ideal for family living or entertaining. Main floor features a bright living room w/ gas fireplace, central dining area w/ deck access and a gourmet kitchen w/ stone counters, eat-up island & walk-through butler's pantry w/ 2nd fridge. Owner's suite includes deck access, walk-in closet and a luxe 5-pc ensuite w/ soaker tub. Also on main: 2nd bedroom, 4-pc bath, laundry room & mudroom. Walkout basement boasts 2 more bedrooms, 4-pc bath & massive family/rec room w/ full wet bar, fireplace & patio access. Outdoors: covered patio, Durabuilt deck, composite front porch, fire pit & paved driveway. Acreage privacy and modern luxury. (id:6769)

Family room 10.4 m X 7.26 m

Bedroom 3 4.76 m X 5.04 m

Bedroom 4 6.4 m X 4.81 m

Living room 5.72 m X 4.76 m

Dining room 3.86 m X 4.13 m

Kitchen 3.16 m X 5.42 m

Primary Bedroom 4.33 m X 4.9 m

Bedroom 2 3.22 m X 3.18 m

Pantry 2.76 m X 4.17 m

Laundry room 2.1 m X 2.43 m

Mud room 6.28 m X 3.54 m

Listing Presented By:



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