



## Rural Leduc County Alberta

\$1,474,900

Not Your Average Acreage!! Just 15 minutes to Leduc and away from all the hustle of urban life. 60 acres with a 40x60 shop and 42 Acres in hay. The custom-built home features 1875 sf on the main with a fully developed walkout basement and triple attached heated garage. The spacious foyer draws you in with decorative touches, upgraded lighting, neutral color palette, and lots of natural light. Rich hardwood extends throughout the main floor. The open great room features a stone-faced gas burning fireplace, impressive high ceilings leading to the covered deck. The dream kitchen has gorgeous cabinetry with B.I. Wall and Microwave ovens, a slide in stove, large island, granite countertops and a W.I. pantry and Butler kitchen. The main floor also features the primary bedroom with a luxurious en-suite, 2 bedrooms, 4pc and 2pc baths, laundry room plus! Lower level has in-floor heating, a cozy rec room with gas fireplace, 2 oversized bedrooms, 4 pc bath and storage galore! Welcome home! (id:6769)

Bedroom 4 5.39 m X 5.54 m

Bedroom 5 5.02 m X 4.1 m

Recreation room 6.73 m X 7.89 m

Living room 3.78 m X 4.11 m

Dining room 2.74 m X 4.59 m

Kitchen 4.86 m X 3.99 m

Primary Bedroom 3.35 m X 5.09 m

Bedroom 2 3.15 m X 3.37 m

Bedroom 3 3.66 m X 3.04 m

Listing Presented By:



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RE/MAX River City

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