



## Rural Leduc County Alberta

\$649,900

Your ideal country escape--this sweet 5.28-acre property is not in a subdivision, set up for horses & just 10 mins to Calmar, right off pavement. This 2011 custom-built 1.5-storey home offers peace, privacy & beautiful views from the covered front porch. Vaulted ceilings, tile entry & a stunning staircase welcome you in. The cozy living room features a wood stove & hardwood floors into the dining area. The kitchen has slate tile flooring, extra cabinetry, & a sink overlooking the yard. Main floor includes a generous primary bedroom with 2 closets, cheater ensuite & tons of natural light. Back entry has laundry, closet, screened porch & small deck. Upstairs: open loft bonus room, 2 bedrooms with hardwood, 4-pce bath with tile surround & linen closet. The land is treed, private & perfect for your horses. A second serviced home offers potential with some TLC. Far enough away, close enough to everything--country living made easy! (id:6769)

Living room 5.56 m X 3.78 m

Dining room 3.91 m X 2.74 m

Kitchen 3.85 m X 2.99 m

Primary Bedroom 4.38 m X 4.29 m

Bedroom 2 3.87 m X 4.35 m

Bedroom 3 3.81 m X 3.04 m

Bonus Room 5.56 m X 4.39 m

Listing Presented By:



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<https://karenduggan.ca/>



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