



## Rural Parkland County Alberta

\$1,319,999

JAW DROPPING CUSTOM BUILT HILLSIDE BUNGALOW ON 10.01 ROLLING AND MANICURED ACRES! WELCOME TO 52026 RANGE ROAD 13. THIS AMAZING HOME WAS BUILT IN 2010 AND OFFERS 3370 SQ FT OF LIVING SPACE, 3 BEDROOMS, AND 3 BATHS. THE UNPRECEDENTED CUSTOM KITCHEN HAS RED OAK LAUZON HARDWOOD FLOORS, GRANITE COUNTERTOPS, WALK-IN PANTRY, GAS RANGE, MOSAIC TILE BACK-SPLASH, AND A GIANT CENTRE ISLAND. DINING NOOK BORDERS CUSTOM OPEN STAIRWELL TO BASEMENT. LIVING AREA HAS 12 FOOT VAULTED CEILINGS AND A CUSTOM WOOD BURNING FIREPLACE. PRIMARY BEDROOM IS KING-SIZED WITH A WALK-IN CLOSET. ENSUITE INCLUDES A CORNER BATH, TILE/GLASS SHOWER, AND DOUBLE SINKS. MAIN FLOOR ALSO INCLUDES FULL LAUNDRY ROOM, SPACIOUS DEN, 3 PIECE BATH, AND LARGE ENTRANCE. FINISHED WALK-OUT BASEMENT HAS SLAB HEATING, A HUGE FAMILY ROOM, THEATRE ROOM, 2 BEDROOMS, OFFICE, AND AMPLE STORAGE. 3 CAR GARAGE IS SLAB HEATED AND 22X29'. HOME HAS WELL WATER, 4 YARD HYDRANTS, ROOM FOR FUTURE SHOP, AC, WRAP-AROUND COVERED DECKING, AND CUSTOM LANDSCAPING. (id:6769)

Family room Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Office Measurements not available

Games room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

**RE/MAX ELITE**

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