



## Rural Parkland County Alberta

\$1,299,900

Exceptional custom-built bungalow in prestigious Atim Creek Springs, 20 mins west of Edmonton and 5 mins north of Spruce Grove features a fully landscaped, fenced yard with electric gate offering privacy among mature spruce trees, perennial beds, and underground irrigation. Over 4,600 sq ft of refined living space and oversized triple garage. This home impresses with a grand foyer, soaring 20' vaulted ceilings, and a striking barrel-vaulted ceiling. Formal dining room with coffered ceilings, a private office with French doors, and surround sound throughout. The chef's kitchen features a 6-burner gas stove, newer appliances, and breakfast nook opening to a west-facing deck with swim spa—ideal for entertaining. The primary suite offers a spa-inspired ensuite with steam shower and jetted tub. Fully finished basement includes 9' ceilings, in-floor heat, two colossal bedrooms, one with walk-in closet, a 4-piece bath, media room, gym, sitting room with stone fireplace, and generous storage. New paint and carpet (id:6769)

Family room 6.31 m X 4.31 m

Bedroom 2 4.61 m X 4.34 m

Bedroom 3 4.34 m X 3.14 m

Recreation room 6.91 m X 4.99 m

Living room 7.54 m X 5.4 m

Dining room 4.39 m X 4.04 m

Kitchen 5.62 m X 4.52 m

Den 4.57 m X 3.03 m

Primary Bedroom 7.27 m X 4.56 m

Breakfast 4.53 m X 3.68 m

Laundry room 3.89 m X 2.81 m

Pantry 3.5 m X 1.52 m

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://sudersellshomes.com/>

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