



## Leduc Alberta

\$649,950

Welcome to executive living in Leduc. This Lake view, walk-out bungalow will impress any discriminating buyer. Open floor plan design, formal dining room to celebrate special occasions. Dark hardwood floors lead you to chef's kitchen, full-height espresso cabinets, corner pantry, granite countertops and a spacious serving island. Bright living room, south-facing windows, anchored by a cozy gas fireplace, and plenty of space for comfortable furniture. Direct access to balcony, perfect for enjoying morning coffee or a glass of wine in the sunset. Master bedroom has a walk-in closet, 5-piece spa-like ensuite, glass shower and deep soaker tub for soothing relaxation. The basement was designed for fun and entertaining, corner wet bar, built-in storage benches, room for a pool table or enjoying evening movies. French doors to private office, 3rd bedroom and full bath. Walkout basement opens to 2-tier vinyl deck, ready for next summer's BBQ season. On-demand water, Air and Thermo Drain heat recovery units. (id:6769)

Family room 8.52 m X 7.04 m

Bedroom 3 3.61 m X 3.83 m

Office 3.83 m X 3.32 m

Living room 5.07 m X 5.64 m

Dining room 2.71 m X 3.37 m

Kitchen 4 m X 4.34 m

Primary Bedroom 4.65 m X 4.91 m

Bedroom 2 2.72 m X 4.45 m

Laundry room 3.05 m X 1.8 m

Listing Presented By:



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