



## Rural Parkland County Alberta

\$750,000

Nestled on 2.99 acres & loved by the original owner, this meticulously cared-for 1,447 sf bi-level offers a unique blend of privacy and convenience. Step inside & the inviting entry welcomes you to either level. Upstairs, a bright living room features a gas insert in brick hearth, seamlessly connecting to the dining rm and kitchen, where scenic views complement your morning coffee. Step onto the large rear deck overlooking firepit area & private yard. Down the hall are 3 bdrms & a 4-pc bath; the primary suite having it's own 3-pc ensuite. Venture downstairs to a cozy family room/rec area with a wood-burning fireplace, bar, and walkout. 2 additional bedrooms offer flexibility, 1 perfect for an office or retreat, complete with daylight windows. A bonus in the 3-pc bathroom includes a cedar sauna! Outside, the paved driveway leads to the oversized attached garage & a 28x52 shop w/electric baseboard in storage rm w/ mezz & a main-space wood stove for extra heat in winter. You will love to call this home. (id:6769)

Family room 6.56 m X 7.2 m

Bedroom 4 3.26 m X 3.26 m

Bedroom 5 2.45 m X 2.48 m

Laundry room 6.06 m X 4.57 m

Mud room 2.13 m X 2.48 m

Living room 6.76 m X 3.94 m

Dining room 3.02 m X 3.33 m

Kitchen 4.48 m X 3.33 m

Primary Bedroom 4.25 m X 3.95 m

Bedroom 2 3.86 m X 3.53 m

Bedroom 3 3.02 m X 3.53 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.johnconnor.ca/>



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