



## 3613 CALEDONIA Drive Leduc AB

\$545,000

Welcome to an amazing family home with lake views in the Caledonia neighbourhood! This 4 bedroom, 3 bath 4 level split home with attached garage sits on a large corner lot overlooking Coady Lake and within walking distance of some of Leduc's finest schools. As you walk in to this 1650 square foot home, you'll love the open space and vaulted ceilings of the den and dining area. The large kitchen area features plenty of cupboard and counter space for your baking and appliance needs. Adjacent to the kitchen you'll find a cozy sitting area with a fireplace for your enjoyment. On the upper floor you'll find 3 bedrooms including the spacious primary which boasts a 3 piece en-suite. On the third level is laundry, a large family room with gas fireplace, an additional bedroom and a bathroom with laundry facilities. On the final level you'll enjoy a generous office area/den that could make a great theatre room! What's inside is only half of what makes this home so special.

Listing Presented By:



Originally Listed by:  
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