



# 54023 HIGHWAY 779 1 Rural Parkland County AB

\$850,000

18.28 ACRES! FULLY UPGRADED MODERN HOME! MASSIVE SHOP! WELCOME TO LOT 1 IN PARKLAND COUNTY'S PRESTIGIOUS ROLLING HEIGHTS! THIS ONE OF A KIND HOME HAS 3 TOTAL BEDROOMS, 2 BATHROOMS, AND 2600 SQ FT OF ABOVE GRADE LIVING SPACE WITH A PARTIALLY FINISHED BASEMENT. THE CUSTOM KITCHEN INCLUDES CIRRUS WHITE CORIAN COUNTERTOPS, GLOSSY WHITE CABINETRY, BUILT IN OVEN AND MICROWAVE, OPEN DORMER TO UPPER LEVEL, CERAMIC FLOORS, AND A BUTLER PANTRY. DINING AREA BORDERS KITCHEN WITH DECK ACCESS. MAIN LIVING AREA HAS 20 FOOT VAULTED CEILINGS WITH OPEN BEAM DESIGN AND CEDAR CEILINGS. MAIN FLOOR ALSO HAS 2 BEDROOMS, A MAIN BATHROOM, HUGE LAUNDRY ROOM, AND A BREEZEWAY. UPPER LEVEL HAS A STUDIO WITH WOOD BURNING STOVE AND A KING-SIZED PRIMARY BEDROOM WITH WALK-IN CLOSET AND UPPER PATIO ACCESS. PRIMARY ENSUITE HAS DOUBLE SINKS, A DEEP SPA TUB, AND A TILED/GLASS SHOWER. HOME HAS INFLOOR HEATING, ACRYLIC STUCCO, METAL ROOFING, 2 DRILLED WELLS, AND A 24X30 ATTACHED GARAGE. INSULATED SHOP IS 24X63. MANICURED LOT IS TREED

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