



# 1040 50461 Range Road 233 Rural Leduc County AB

\$1,199,000

WELCOME to THE HIGHLANDS, a TREED & ROLLING ESTATE COMMUNITY minutes from Beaumont & Edmonton. This outstanding 2 STOREY home offers over 4500 sq. ft. of FAMILY SPACE plus a TRIPLE GARAGE & ATTACHED SHOP! Offering MANICURED LAWNS, RUNDLESTONE BEDS, AGGREGATE PATIOS & WALKWAYS, a POND & FOREST all on 1.95 GORGEOUS ACRES. The foyer opens to a central living room with HANDSCRAPED HARDWOOD, 2 SIDED FIREPLACE, a step up to FORMAL DINING with TRAY CEILINGS & a main floor DEN overlooks the yard. The KITCHEN WITH HEATED TILE features LEATHERED GRANITE, STONE ACCENTS, MAPLE CABINETS, updated WOLF/DACOR APPLIANCES, pantry & an EXPANSIVE EATING AREA with doors to the PRIVATE BACK YARD. A BED/PLAYROOM, 2 pc BATH & MUD ROOM to the garage. Up the SWEEPING STAIRCASE to a LOVELY PRIMARY with WI closet, SPA ENSUITE & MARTINI BALCONY. 2 beds plus a SPACIOUS BONUS ROOM, BATH & LAUNDRY. The lower level offers a THEATRE AREA, WET BAR & 2 more bedrooms. INFLOOR HEAT, KODIAK HOTTUB, BI SOUND, ASTORIA LIGHTING & WATER ON DEMAND!

Listing Presented By:



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