



## Rural Leduc County Alberta

\$1,299,000

Experience luxury country living in this stunning 1,900 sq ft bungalow nestled on 3.49 private, treed acres. Securely gated with an electric entry, the property boasts a paved driveway, stamped concrete borders leading to a heated, insulated quad-attached garage. Inside, the main floor offers 13 ft coffered ceilings & crown molding complement the elegant great room and stone gas fireplace. The gourmet kitchen offers quartz counters, walk thru pantry, large centre island and access to a covered deck! Retreat to the primary suite with in-floor heat in the ensuite, dual walk-in closets and deck access. The main floor also offers 2nd bedroom/den with ensuite. The lower level includes a full wet bar, theatre room with equipment and screen, 2 more bedrooms and full bath. Enjoy the gorgeous private backyard with stand alone gazebo with full sliding doors a comfy space to relax and watch the game! Or enjoy the shade under a beautiful pergola just off the main deck. With so many features , this is a must see! (id:6769)

Family room Measurements not available x 34 m	Living room 21' x 16'9"
Bedroom 3 Measurements not available x 12.1 m	Dining room 9.5' x 14'
Bedroom 4 Measurements not available x 12 m	Kitchen 15' x 14.4'
Media 18.2' x 14'	Primary Bedroom 18' x 12.9'
Storage 8.7' x 7'	Bedroom 2 Measurements not available x 12 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://nancystratton.com/>

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