



## Rural Parkland County Alberta

\$1,425,000

Rare chance to own this PRIVATE 2.2-acre EXECUTIVE WALKOUT BUNGALOW in Poplar Ridge Estates, just minutes from Spruce Grove. Situated on a corner lot, this fully finished home features a TRIPLE 42x30 HEATED ATTACHED garage plus a 13x23 detached single garage. Thoughtfully updated with new flooring, paint, custom lighting, motorized blinds, drapery, custom exterior trim lighting, redone stamped concrete & Long paved driveway. The open-concept main floor boasts 10' ceilings throughout, with 12' coffered ceilings in the living room w/fireplace. The kitchen includes granite counters, new backsplash & oversized island. 4 bedrooms on the main, including a spacious primary suite with 5-piece ensuite, den, & laundry/mudroom. The basement has in-floor heat & features a family room with double-sided fireplace, sports bar with sink, fridge & dishwasher, dining nook, gym, theatre room, 2 bdrms & full bath. West-facing, PRIVATE yard backs onto a pond & includes stamped concrete patios, firepit, hot tub & new fencing. (id:6769)

Family room 8.61 m X 7.98 m

Breakfast 4.24 m X 5.3 m

Bedroom 5 3.52 m X 5.45 m

Bedroom 6 5.32 m X 4.29 m

Media 6.33 m X 4.32 m

Living room 5.79 m X 7.55 m

Dining room 4.22 m X 2.41 m

Kitchen 4.27 m X 5.52 m

Den 3.7 m X 4.12 m

Primary Bedroom 4.58 m X 5.3 m

Bedroom 2 3.66 m X 4.27 m

Bedroom 3 3.65 m X 5.58 m

Bedroom 4 4.48 m X 4.04 m

Laundry room 3.77 m X 3.84 m

Listing Presented By:



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