



## Rural Parkland County Alberta

\$1,450,000

Four "WOW's" await you, & the first hits before you've even set foot on the property. At the gate: manicured grounds, a full horse set-up, & stunning architecture signal you're somewhere special. The second "wow" comes the moment you step inside: 24' vaulted WOOD-BEAM ceilings, an open- floor plan, & a stunning open-to-below staircase set the tone. The third is in the details: a chef-inspired kitchen, hand-scraped hardwood floors, 5 bedrooms incl. a king-sized owner's suite w/ walk-in closet & 6pc ensuite, A/C, in-floor heat, WALK-OUT basement w/ rec room & full wet bar, a screened-in sunroom w/ a BBQ hookup, an upper deck, a ground-level patio, firepit, oversized QUAD garage, & a SOUTH-FACING exposure. The fourth "wow" is realizing how effortlessly it all works together: quiet mornings, family dinners, summer BBQ's, Christmas parties - all flowing with ease. Set on 4.5 acres, horse-ready, & 5 mins to Spruce Grove on paved roads - the craftsmanship & proximity found here rarely align this well. (id:6769)

Den 3.75 m X 2.93 m

Bedroom 4 4.56 m X 4.39 m

Bedroom 5 5.8 m X 4.37 m

Living room 6.54 m X 5.8 m

Dining room 5.34 m X 4.78 m

Kitchen 5.49 m X 4.78 m

Primary Bedroom 6.29 m X 4.59 m

Bedroom 2 3.71 m x Measurements not available

Bedroom 3 5.72 m X 4.55 m

Sunroom 7.21 m X 7.87 m

Listing Presented By:



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RE/MAX PREFERRED CHOICE

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