



## 241 Birch Avenue Cold Lake AB

\$819,000

New Construction! Luxury custom 4 bedroom, 3 bathroom 2 story by high-end builder, Classic Homes. Located on Birch Ave (backing onto Pine Ave), just steps away from the MD park and a short walk to Kinsoo Beach. This slab on grade 2 story is the executive property you have been looking for! This home features a heated triple car front attached garage that leads to a spacious mudroom. A large custom kitchen and great room space look out onto a bright south facing backyard. A bedroom (or office) and full bath complete this level. The second level consists of a large primary suite with ensuite and walk-in closet, 2 more spacious bedrooms, another full bathroom, laundry room and bonus room. The bonus room features a vaulted ceiling, wet bar and stunning lakeviews from the covered deck. This is a one of a kind entertaining space! Upgraded finishes inside and out. Exterior will be finished with vinyl siding / engineered wood shakes, glass railings overlooking the lake and stone accents. 10 yr new home warranty.

Listing Presented By:



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