



## Rural Parkland County Alberta

\$1,450,000

WALKOUT WATERFRONT WONDERLAND IN WEST POINT ESTATES ON JACKFISH LAKE. This 2023 fully developed (3111 Sq/Ft) 2 storey HRD Builders built home sits majestically on 1.14 acres with NW facing backyard, dock, and lake exposure: A smooth blend of modern finishes with lake house charm. The main floor open concept boasts a spacious chef's kitchen, living space with Wood Burning Fireplace (+15K upgrade), pantry, mudroom, wet bar, and PRIVATE master BR complete with 5pc ensuite bath. 2nd floor (open to below) consists of 2 additional large bedrooms, 5pc bath, and 2nd family area with access to the top floor patio. The walkout basement offers a 4th BR, 5pc bath, a recreation space and over 100K in mechanical upgrades: Heated flooring on all three levels, forced air furnace, heat pump for A/C & Heat. Store your toys in the oversized heated DBL garage, with tandem parking, and relax on your 3 season screened main patio (+15K upgrade). COMPLETELY PICTURESQUE. COMPLETELY SERENE. COMPLETELY YOURS!! (id:6769)

Bedroom 4 3.12 m X 3.74 m

Recreation room 9.69 m X 5.15 m

Living room 4.03 m X 4.07 m

Dining room 3.26 m X 4.54 m

Kitchen 3.34 m X 5.21 m

Primary Bedroom 3.4 m X 4.14 m

Pantry 1.63 m X 1.74 m

Mud room 1.78 m X 2.09 m

Family room 3.44 m X 4.1 m

Bedroom 2 3.63 m X 4.34 m

Bedroom 3 3.41 m X 4.3 m

Listing Presented By:



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