

## Rural Parkland County Alberta

\$1,195,000

LUXURY Executive acreage in ROYAL SPRINGS ESTATES only 10 minutes from Edmonton! A WALKOUT Bungalow w/MUNICIPAL water/sewer services & near 5000SqFt of Total Finished living space. On 1 ACRE; fully fenced, & landscaped with custom built in water rock stream. Attached TRIPLE car garage is heated & measures 37'x 27'. Inside the home, features include 9' & 11' ceilings throughout w/2 beds & office up & 3 beds down, plus a separate formal dining room, several fireplaces & a stunning kitchen w/built in SS appliances & gorgeous VIEWS. Master 5 piece ensuite that includes flr/ceiling tile shower & large walk-in closet. The basement has a large THEATER ROOM, a WIDE OPEN LAYOUT with large windows unlike a usual basement perfect for recreational use & includes a WET BAR complete w/dishwasher & fridge. Property is WEST FACING for FULL EVENING SUN, has a large FIRE PIT sitting area & a 10' x 20' fully screened gazebo. Freshly painted throughout & All bathrooms recently renovated, in floor heat w/HE boiler system. (id:6769)

Family room  $6.95 \times 10.6$ 

Bedroom 3 3.52 × 3.66

Bedroom 4 4.49 × 3.65

Bedroom 5  $3.50 \times 3.65$ 

Media 6.96 × 4.68

Living room  $4.99 \times 7.51$ 

Dining room  $4.80 \times 3.63$ 

Kitchen 4.27 × 4.97

**Den** 3.35 × 3.79

Primary Bedroom  $4.96 \times 5.47$ 

Bedroom 2 4.01 × 3.99

Breakfast  $3.78 \times 2.25$ 

Laundry room  $2.78 \times 3.28$ 

Listing Presented By:



Originally Listed by: Royal LePage Noralta Real Estate

https://tysonmoroz.com/

## **RE/MAXELITE**

## RE/MAX Elite

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