



## Rural Parkland County Alberta

\$725,000

LOCATION!!! 5 minutes from both Spruce or Stony paved to the door; find this spacious 4 level split with room to roam on 3 usable acres with a mature treed & fenced perimeter. At the entry level find a large foyer with a 4 pce bath & FR showcasing a wood burning brick FP + sliding doors to a concrete pad hosting the hot tub. Upstairs to the enormous LR, sizeable DR and kitchen. The kitchen has a breakfast counter and large pantry. Exit off the kitchen to a generous sized newer deck overlooking the beautiful yard. On the upper level find 3 good sized bdrms and a 4 pce bath. The master has loads of room for a king size bed, has its own balcony and 3 pce master bath with a dble shower. The bsmt offers 2nd large FR, bdrm & utility room. LOTS OF UPGRADES \*septic tank/pump/alarm 2 yrs, field 8 yrs \*Boiler serviced & rebuilt 2024 \*Newer siding with insulation 12 yrs \*Shingles 8 yrs \*Windows \*All bathrooms. Dble attached heated garage PLUS 36x50 concrete pad for shop with drain system + 2 HUGE sheds. IMMACULATE! (id:6769)

Bedroom 4 3.93 m X 4.31 m

Laundry room 4.02 m X 3.29 m

Family room 4.9 m X 4.44 m

Living room 6.2 m X 4.68 m

Dining room 3.11 m X 4.64 m

Kitchen 4.84 m X 4.64 m

Primary Bedroom 3.62 m X 5.52 m

Bedroom 2 4.4 m X 3.6 m

Bedroom 3 Measurements not available x 3.6 m

Listing Presented By:



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