



## Rural Leduc County Alberta

\$2,550,000

LOG WALK-OUT BUNGALOW nestled on a sprawling 12.31 ACRE ESTATE 10 min SW of Leduc. The 4824sqft 4-bed/4-bath home is complemented by a 3 CAR ATTACHED GARAGE & an expansive 100'x60' SHOP w/ 4 x 14' high doors, heat & water. Inside, the great room impresses w/ VAULTED OPEN-BEAM CEILINGS & a stunning STONE FP, flowing into a MASSIVE DINING AREA perfect for entertaining. The chef's kitchen boasts a huge GARNITE ISLAND, S/S APPLIANCES (gas stove), & abundant CABINETRY & countertops. The massive primary suite features a LOFT, a luxurious 4 pc ENSUITE, & a separate bathtub room. Additional highlights include a spacious SUNROOM, 2nd LOFT w/ a maint-free UPPER DECK, NEW A/C, NEW BOILER, fresh exterior stain, ICF FOUNDATION & lots of storage. The basement is designed for leisure w/ a HUGE REC ROOM, bar, stone FP, WALK-OUT PATIO, 3 bedrooms, & 2 baths. The estate is completed w/ a log shed, landscaped yard, PAVED DRIVEWAY, fencing, a tree-lined road, & approx 5 acres of FARMLAND, ensuring privacy & tranquility. (id:6769)

Den 2.67 m X 3.63 m

Bedroom 2 5.35 m X 6.36 m

Bedroom 3 4.25 m X 4.43 m

Bedroom 4 4.25 m X 5.15 m

Bonus Room 13.97 m X 6.84 m

Living room 9.54 m X 7.72 m

Dining room 5.25 m X 7.28 m

Kitchen 4.24 m X 5.77 m

Primary Bedroom 8.05 m X 10.64 m

Library 4.96 m X 5.14 m

Office 3.04 m X 5.22 m

Sunroom 3.79 m X 13.6 m

Laundry room 2.92 m X 2.43 m

Loft 4.44 m X 7.53 m

Loft 8.2 m X 8.69 m

Listing Presented By:



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