



## Rural Sturgeon County Alberta

\$1,298,000

Welcome to this beautiful and elegant two-story home, offering 3,936 sqft of living space. This property features a triple-heated garage, an aggregate driveway, and a walkout basement. Upon entering, you're greeted by a grand entrance that leads to a spacious dining room, a kitchen with ample cabinet space, a den, and a cozy family room complete with a gas fireplace. The upper floor boasts 4 generous bedrooms, including a primary bedroom with a large ensuite bathroom, a walk-in closet, and access to an upper balcony. The walkout basement includes two additional bedrooms, a full bathroom, and a bar is equipped with a fridge, dishwasher, stove, microwave & hood fan. This level also features another family room and a recreation room, flooded with natural light from the large windows. A large wrap-around deck can be accessed from the dining room, kitchen, and family room, providing an ideal space for outdoor gatherings. The backyard includes two custom-built gazebos, perfect for hosting family & friends. (id:6769)

Bedroom 5 3.47 m X 3.7 m  
 Bedroom 6 3.48 m X 3.76 m  
 Other 5.04 m X 3.76 m  
 Recreation room 6.32 m X 6.1 m  
 Living room 4.18 m X 5.77 m  
 Dining room 3.64 m X 8.43 m

Kitchen 7.4 m X 4.35 m  
 Den 3.22 m X 3.45 m  
 Primary Bedroom 4.38 m X 5.17 m  
 Bedroom 2 3.36 m X 4.26 m  
 Bedroom 3 3.35 m X 3.29 m  
 Bedroom 4 3.22 m X 3.91 m

Listing Presented By:



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