



## Rural Parkland County Alberta

\$845,000

Situated on .64 acre and on municipal water & sewer, this beautifully constructed custom built home is lived in by the original owners. Large great room with a stunning gas fire place & large windows letting in the natural light. The gourmet kitchen with granite counters has a large island, walk-in pantry & lots of beautiful espresso stained cabinets, some with glass doors. A large dining room has a garden door leading to the deck & landscaped yard with fruit trees, a vegetable garden & fire pit area. Two large bedrooms on the main floor. The master suite has a huge walk-in closet & five piece ensuite with a jetted tub. The lower level has been developed into two bedrooms, a four piece bathroom, gigantic family room ready for a future wood burning stove, laundry room & cold room. The triple attached garage is heated and insulated and has an overhead door that opens to the south back yard. Close to the Lois Hole Provincial Park and minutes to the Yellowhead and Anthony Henday. The ideal place to call HOME! (id:6769)

Laundry room 4.5 m X 2.98 m

Utility room 3.06 m X 3.13 m

Storage 3.55 m X 3.21 m

Family room 15.44 m X 4.67 m

Bedroom 3 3.99 m X 3.69 m

Bedroom 4 4.13 m X 3.49 m

Living room 6.28 m X 4.27 m

Dining room 4.13 m X 4.81 m

Kitchen 4.68 m X 4.17 m

Primary Bedroom 4.55 m X 5.85 m

Bedroom 2 3.72 m X 4.29 m

Mud room 1.35 m X 2.91 m

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://www.juliansells.com/>

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