



## Sherwood Park Alberta

\$984,000

SPARKLING OPPORTUNITY IN HERITAGE HILLS. BACKING ONTO A LARGE LAKE (yes! you can kayak on this lake) this WALK-OUT home has it all. NO CARPET anywhere. 4 TOTAL BEDROOMS including the fourth bedroom and a FULL BATH in the basement which also features IN-FLOOR HEATING. Spacious 2600+ SF of living space above grade plus an additional 1300 SF on the lower level which leads onto your MAINTENANCE-FREE south facing backyard complete with a waterfall pond & a new WIFI controlled 10 Zone irrigation system that covers the front and back lawns. Stay cool in your AIR CONDITIONED home this summer. Enjoy family gatherings with lake views and steaks on the BBQ. Natural light streams through your massive vaulted window in your grand living room. Enjoy chilling in the family room facing the lake or your lower level rumpus room. Heritage Hills boasts beautiful wide streets, a nearby elementary school, a skating rink plus an OFF LEASH dog park. Another bonus is there is NO WALKING TRAIL at the back - SO PRIVATE! (id:6769)

Bedroom 4 3.42 m X 4.37 m

Living room 3.88 m X 4.31 m

Dining room 4.42 m X 3.14 m

Kitchen 3.37 m X 4.55 m

Family room 5.65 m X 4.25 m

Breakfast 2.86 m X 5.79 m

Laundry room 3.92 m X 2.52 m

Pantry 1.2 m X 1.22 m

Primary Bedroom 4.88 m X 5.85 m

Bedroom 2 4.61 m X 3.28 m

Bedroom 3 4.05 m X 3.85 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

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