



## 503 5th Street Manning Alberta

\$1,050,000

Within the Town of Manning limits, embrace luxury living while nestled on the banks of the breathtaking backdrop of the Notikewin River. This opulent property offers great modern architectural design and excellent curb appeal! It is a fully finished 5510 sq. ft. home including, including the walk-out lower level, with 5 large-sized bedrooms, 4 lavish bathrooms, an indoor spa, theatre room, both formal living and dining room areas, and many other luxurious finishing that will "Wow" you. Stepping inside the massive front foyer, you will be greeted with a 14-foot ceiling creating a feeling of openness and delight by the grand staircase. French doors guide you to the astounding front office/ den area with 10 'ceilings. As you enter the formal living room area you are greeted with a 14' vaulted ceiling, floor to top windows, a stunning wood burning fireplace with a mantle and exquisite stonework surround. Enjoy family gatherings in the formal dining area with large bay windows spilling the area with an abundance of light. The amazing kitchen features a walk-in pantry, a beautiful solid oak cabinet with an antique finish and pull-out drawers, stylish tiled backsplash, granite countertop, high end appliances, a hot water tap, garburator, a large island with an eating bar and stools. Every detail has been well thought out for this an astonishing kitchen. French doors off the dining room area lead you to the two tiered deck with the natural gas BBQ and space for entertaining. The large windows provide you the daily beauty of nature as you are either working in the kitchen, dining or enjoying the sunken family room with the custom-built oak entertainment center and double-sided gas fireplace. The spa room with a gas fireplace and floor to ceiling windows creates a feeling of comfort, tranquility and peace as you unwind at the end of the day with the majestic view of t...

Bedroom 14.08 Ft x 19.33 Ft

Bedroom 15.75 Ft x 11.50 Ft

4pc Bathroom 13.67 Ft x 19.00 Ft

4pc Bathroom 10.00 Ft x 5.58 Ft

4pc Bathroom 12.42 Ft x 10.83 Ft

Other 12.42 Ft x 10.83 Ft

Living room 13.00 Ft x 15.42 Ft

Dining room 19.25 Ft x 11.50 Ft

Kitchen 15.42 Ft x 11.50 Ft

Eat in kitchen 12.92 Ft x 9.67 Ft

Office 10.00 Ft x 5.58 Ft

Family room 14.08 Ft x 19.33 Ft

Listing Presented By:



Originally Listed by:

Grassroots Realty Group Ltd.



Royal

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Family room	18.50 Ft x 14.58 Ft	Other	12.33 Ft x 14.50 Ft
Recreational, Games room	16.08 Ft x 27.67 Ft	Primary Bedroom	13.08 Ft x 13.17 Ft
Bedroom	11.42 Ft x 14.08 Ft	4pc Bathroom	7.58 Ft x 6.25 Ft
Bedroom	11.67 Ft x 14.08 Ft		