



## Rural Leduc County Alberta

\$1,699,000

AMAZING VIEWS in all directions from this fabulous 3306 sq. ft. 2 story beauty on 30 acres +/- OVERLOOKING & offering LAKEFRONT access to COAL LAKE, yet a short drive to Millet, Leduc & Nisku. With no basement this home offers a SUN DRENCHED view from the many HI END EUROPEAN WINDOWS & doors in this UNIQUE HOME. The main floor offers 2380 sq. ft. where you will find a gorgeous GREAT ROOM with FIREPLACE & LUXURY VINYL PLANK, TIMELESS HICKORY CABINETS with BI STAINLESS APPLIANCES & gas stove, tile floors, EXOTIC GRANITE, formal dining room & a perfect CORNER SUN ROOM with stove where you can just sit in enjoy. A bath with the so cute 2 LEVEL SINKS, a 2nd. bedroom/den, spacious laundry, mud room & furnace room. The primary, offers the same GREAT VIEWS & a SPA ENSUITE with tub & shower! Up the GLASS & WOOD STAIRCASE to 926 sq.ft with a BONUS ROOM, balcony, 2 large bedrooms, & 4 pc. bath. RICH WOOD BEAMS, custom interior doors, solid wood front door, OVERSIZED GARAGE, STAMPED & COVERED CONCRETE PATIOS & more! (id:6769)

Living room 7.55 m X 4.96 m

Dining room 5.18 m X 4.21 m

Kitchen 4.64 m X 4.06 m

Primary Bedroom 3.98 m X 3.94 m

Bedroom 2 3.07 m X 4.08 m

Laundry room 3.46 m X 2.77 m

Sunroom 4.35 m X 4.84 m

Bedroom 3 3.76 m X 3.5 m

Bedroom 4 5.04 m X 3.32 m

Bonus Room 4.64 m X 6 m

Listing Presented By:



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



Royal

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