



## Rural Leduc County Alberta

\$1,097,000

ATTENTION TO DETAIL in this CUSTOM built 3189 sq.ft 2 storey featuring 6 BEDROOMS, 7 SOUND PROOF BATHS, 3 COVERED VERANDAHS, a SPICE KITCHEN & a FULLY SELF CONTAINED 2 BED SUITE with SEPARATE ENTRANCE, a 2ND SUITE plus SOLAR IN PLACE. WOW! Oversized TRIPLE GARAGE, timeless STONE TILE EXTERIOR, RUBBER ROOF, VINYL PLANK, tile & carpeting, walls of TRIPLE PANE WINDOWS & upgraded STAINLESS APPLIANCES. The SUNLIT living room offers a spacious GATHERING AREA separated from the kitchen by the 3 SIDED FIREPLACE. Gorgeous kitchen & dining area with GRANITE, MODERN CABINETRY & PANTRY accessed from the SPICE KITCHEN & HALLWAY plus a laundry, bath & MUD ROOM that leads to the GARAGE. The gracious primary features a WALK THRU CLOSET to a SPA ENSUITE. A den/bed offers a 3 pc. bath & SEPARATE ENTRANCE at the front door. Up to a FULL SUITE with a bedroom, living room, kitchen, laundry, bath & private BALCONY. Down to a large GAMES ROOM, bedroom with 4 pc, a 2 pc bath, bar & a lovely 2 bedroom suite with its OWN ENTRANCE. (id:6769)

Family room 3.19 m X 5.59 m

Bedroom 4 4.72 m X 3.64 m

Bedroom 5 4.71 m X 3.93 m

Bedroom 6 4.96 m X 5.99 m

Recreation room 5.92 m X 7.42 m

Second Kitchen 2.69 m X 5.61 m

Living room 6.13 m X 5.58 m

Dining room 3.11 m X 4.99 m

Kitchen 3.29 m X 4.99 m

Primary Bedroom 5.14 m X 4.86 m

Bedroom 2 5.15 m X 4.24 m

Second Kitchen 3.01 m X 1.81 m

Bedroom 3 4.99 m X 3.97 m

Bonus Room 3.76 m X 5.31 m

Second Kitchen 2.96 m X 2.13 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**ROYAL LEPAGE**  
Locations West Realty

**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.