



## Rural Parkland County Alberta

\$780,000

Experience refined living in this masterpiece bungalow, gracefully positioned on 1.18 acres of manicured beauty. An expanded foyer welcomes larger groups into the main living area; a true statement of design, adorned with two areas to entertain, and enhanced by exquisite taste in finishes that exude timeless luxury. The custom kitchen is a culinary sanctuary, featuring lustrous corian counters, immaculate 2-tone cabinetry, stainless steel appliances, and adjoins the dining area with direct deck access to scenic vistas of your vinyl-fenced sanctuary beyond. 3 main floor bedrooms have much to offer; the lavish primary suite is complete with spa-inspired 4pc ensuite offering pure indulgence, as another down the hall provides entry to the relaxation of the sunroom's 14x8 heated swim-spa. The basement not only offers 2 more bedrooms & 4pc bath, but presents desirable features such as a speakeasy, bar, gym area, & vast rec room. Double garage, loads of RV parking, sheds, & garden areas all back onto treed space (id:6769)

Bedroom 4 18'10 x 11'4

Bedroom 5 9'1 x 6'7

Recreation room 33'10 x 30'1

Utility room 11'5 x 9'1

Storage 14' x 6'5

Living room 19'9 x 19'9

Dining room 10'3 x 7'11

Kitchen 11'9 x 10'3

Family room 13'5 x 11'

Primary Bedroom 16'10 x 11'11

Bedroom 2 10'6 x 10'4

Bedroom 3 14'5 x 10'5

Sunroom 17'6 x 15'11

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://movewithmarty.realtor/>



Royal

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce  
Grove, AB,

Phone: 780-920-0550  
Fax:  
[tyson@royallepage.ca](mailto:tyson@royallepage.ca)