



## Rural Leduc County Alberta

\$1,298,800

Serenity, exclusivity & privacy. Upscale walkout bungalow with loft on 1/3 of an acre in prestigious Diamond Estates in Leduc County. Over 5500sf of living space & 1400sf oversized heated/finished triple garage. 12' foyer & curved staircase welcomes you through an open layout w/picturesque views of nature. Great room highlights coffered ceilings, ample natural light & stone fireplace feature wall. Bright kitchen w/ endless storage, hidden pantry & Wolf gas stove. Dining nook will seat 10 for holiday gatherings & provides direct access to 3 season sun room & dual entry balcony. Large home office. Primary bedroom will accommodate any furniture arrangement, is complete w/spa ensuite & dressing room. Loft level provides bonus room, 2 bedrooms & jack/jill 4pc bathroom. Walkout level offers 2 rec areas, wet bar, media room, generous sized bedroom, 3pc bathroom & abundant storage. Notable mentions: multi-zoned infloor heating, multi-zoned speakers, sprinkler system & perfectly manicured yard. Shows a perfect 10! (id:6769)

Bedroom 4 4.76 m X 5.26 m

Recreation room 5.15 m X 4.9 m

Games room 7.29 m X 8.16 m

Media 6.24 m X 4.43 m

Dining room 3 m X 5.05 m

Kitchen 4.27 m X 5.33 m

Den 3.82 m X 3.92 m

Primary Bedroom 5.16 m X 4.67 m

Great room 5.37 m X 5.36 m

Laundry room Measurements not available

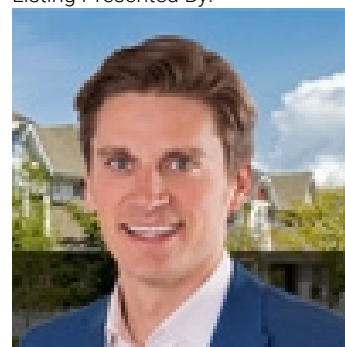
Sunroom 5.66 m X 4.6 m

Bedroom 2 4.26 m X 4.98 m

Bedroom 3 3.55 m X 4.43 m

Bonus Room 4.27 m X 5.43 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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DDF

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

Phone: 780-920-0550  
tyson@royallepage.ca

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