

176 Saprae Crescent
Saprae Creek, Alberta

MLS # A2235473



\$949,000

Division: Saprae Creek Estates

Type: Residential/House

Style: 2 Storey, Acreage with Residence

Size: 2,784 sq.ft. **Age:** 1996 (30 yrs old)

Beds: 5 **Baths:** 3

Garage: Gravel Driveway, Heated Garage, Insulated, RV Access/Parking, Stall

Lot Size: 2.92 Acres

Lot Feat: Brush, Landscaped, Private, Wooded

Heating: Forced Air, Natural Gas

Water: Public

Floors: Hardwood

Sewer: Septic Tank

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: See Remarks

Zoning: SE

Foundation: Poured Concrete

Utilities: Garbage Collection, Natural Gas at Lot Line

Features: Beamed Ceilings, Wet Bar

Inclusions: fridge, stove, dishwasher, washer/dryer

YOUR LOVE STOREY BEGINS HERE..! (Home has been virtually staged) Some say only in storey books do we see such beauty! Imagine finding a wonderful picturesque rustic home, driving up a long meandering driveway, that reveals a gorgeous "log style" retreat, w/front porch, sitting on 2.9 ACREAGE of land, that features a detached TRIPLE GARAGE, plus an HEATED ART STUDIO! So many RENOVATIONS over the years, such as (2009 - shingles w/ridge venting, Joe's Custom Kitchen, 2010 - Master bath remodeled, 2011- bonus room flooring, 2013- lower main bath remodeled, 2017/18 Basement developed w/permits) As you enter the home, YOU WILL FALL IN LOVE! Vaulted ceilings, the rustic cabin feel open concept floor plan, w/a wood fireplace, great for cozying up in winter, & the heated sunroom off the rear of the home, surrounded by mature trees & a berm offering privacy & solitude for nature lovers! If you LOVE OUTDOORS, DREAM DETACHED Garage! SEEING IS BELIEVING! A MUST TO OWN, close to ATV Trails, parks, ski-hill & more! AVAILABLE FOR QUICK POSSESSION! ACT FAST!