

**24 Napoleon Meadows Way  
Innisfail, Alberta**

**MLS # A2278546**

**\$775,000**



<b>Division:</b>	Napoleon Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,367 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Picture Frame TV Negotiable		

Welcome to 24 Napoleon Meadows Way — a customized Modern Contemporary masterpiece offering 2,317 sq ft of refined luxury, designed and built under the direction of an award-winning architect and interior designer. Completed in June 2025, every detail of this 3 bed, 2.5 bath home has been thoughtfully curated with elevated finishes and advanced systems rarely found in homes of this size. From the striking exterior and oversized heated 3-bay garage (825 sq ft, 13' ceilings, in-floor radiant heat, 50 amp EV circuit, extensive outlets, and plywood-finished walls), to the soaring 18' foyer inside, this home is nothing short of showstopping. The main floor spans 1,036 sq ft with 9' ceilings and features an open-concept living, dining, and kitchen space with upgraded appliances (induction cooktop, upright freezer, built-in microwave/oven, fridge, and dishwasher), a butler's pantry, tech/coffee bar with RO water + food grade fridge, and a wet bar. The rear deck spans 32' x 10', partially covered with gas hookups on both ends — perfect for four-season entertaining. Upstairs, enjoy a fully equipped laundry room with custom cabinetry, sink, large window and linen storage. The private primary suite features heated tile floors, a spa-like ensuite with walk-in tiled shower, soaker tub, and RO water, plus a massive walk-in closet with built-ins. Two additional bedrooms each include their own walk-in closets and share a 3-piece bath. This deluxe home also includes a spacious 833 sq ft unfinished basement with oversized above-grade windows, 9' ceilings, in-floor radiant heating, rough-ins for a wet bar and bath, plus layout drawings ready for future development. Behind the walls, you'll find advanced mechanical upgrades including a full chlorine filtration system, water softener, reverse osmosis with

re-mineralization, and deluxe triple-pane windows and custom window coverings throughout. Set on a 6,119 sq ft lot in a desirable neighbourhood, this home is the perfect blend of architectural excellence, everyday comfort, and long-term value.