



GRASSROOTS

REALTY GROUP

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**30 Executive Estates
Canyon Creek, Alberta**

MLS # A2216841



\$2,400,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,708 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Detached, Quad or More Detached, RV Garage		
Lot Size:	3.98 Acres		
Lot Feat:	Beach, Gentle Sloping, Irregular Lot, Lake, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Slate	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	RS
Foundation:	Other, Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Sauna, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Wooden Garage Cabinet

Yowza! Executive Lakefront Living with Every Feature You Could Dream Of & And More! This extraordinary 3700+ sqft estate in Executive Estates, Canyon Creek is truly one-of-a-kind. Nestled on a breathtaking lakefront 3.8-acre lot, this property combines luxury, functionality, and outdoor adventure like no other. The main home offers 4 bedrooms and 4 bathrooms, including a spacious primary suite with hardwood floors, soaker tub, stand-up shower, and stunning lake-facing windows. The chef's kitchen is a showstopper with rich dark walnut cabinetry, granite countertops, built-in oven, microwave hood fan, countertop stove, and a sunny breakfast nook overlooking the lake. A four-season sunroom adds to the charm and provides year-round relaxation. The original attached garage has been thoughtfully converted into a bright and expansive family room, complete with porcelain tile flooring, large windows, and a cozy pellet stove. Also on the main floor: a home office with built-in cabinetry, laundry room, and a 3-pc bath with a built-in sauna. Head upstairs to find three more generously sized bedrooms and a full bath, all connected by a unique hallway cut-out feature that overlooks the main level. The basement boasts an additional bedroom, a 4-pc bathroom, and a large recreation room—perfect for family movie nights or guests. Outside, this property is an entertainer's dream: "Toyshop" building with full kitchen, bedroom, and room to park your RVs, quads, or snowmobiles—plus a covered patio for BBQs and gatherings; Detached double garage; a Massive 4-bay woodshop with a walk-in cooler and hooks for the hunting enthusiast; Asphalt driveway leads to all buildings, offering convenience and a clean aesthetic; Backup generator for peace of mind; Rubber shingles on all buildings for uniformity and function, the hot tub on the deck

for ultimate relaxation; Underground sprinkler system with 100% coverage of the entire property. Whether you're a hobbyist, entertainer, nature lover, or all of the above, this property delivers luxury, space, privacy, and functionality in equal measure. This is more than a home—it's a lifestyle. You have to see this property, and experience the unmatched value of this Canyon Creek gem!