



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

176 Sapræ Crescent
Sapræ Creek, Alberta

MLS # A2235473



\$949,000

Division:	Sapræ 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 STUIDO! 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!