



**#1, 115057 Township Road 592 A  
Rural Woodlands County, Alberta**

**MLS # A2292222**



**\$979,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,699 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, Heated Garage, Quad or More Attached		
<b>Lot Size:</b>	2.57 Acres		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Open Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	18-59-11-W5
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	CRR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	none		

Welcome to this elegant home in Deer Park Estates minutes from town! You will be impressed by the yard, the home and garage space for all your toys! The detailed brick entrance welcomes you into this stunning property. Your main living area is truly the heart of the home on this one, complete with a three sided gas fireplace, covered deck, beautiful kitchen with plenty of rich cabinetry, raised eating bar, upgraded sub zero fridge and Wolf gas range. This kitchen will bring out the chef in you! Just a couple steps away is your main floor laundry and oversized primary bedroom with walk in closet complete with a large 4 piece ensuite. Enjoy the soaker tub in the corner and a stand up shower in its own separate space. On the other end of the home, you will find a four piece bathroom and two bedrooms. There is no shortage of storage in this home. The fully finished walk out basement has a great layout to it with a wet bar/wine room~ you'll love this space for entertaining! There are plenty of large windows letting the bright natural light in. You'll find two large bedrooms down here plus a cold storage room. A very thoughtful layout to this home. Included in this package is air conditioning and custom blinds! You'll appreciate the stunning curb appeal starting with the fence, exposed aggregate pad and retaining wall. It adds extra appeal to this home. There is an abundance of garage space, beautifully landscaped yard, with that vinyl fence wrapping the whole yard. This home is very functional and absolutely gorgeous! This stunning, one of a kind property with 2.57 acres is the one you have been waiting for!