



**GRASSROOTS**  
REALTY GROUP

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200 Weiss Drive  
Saprae Creek, Alberta

MLS # A2298029



**\$1,359,900**

<b>Division:</b>	Saprae Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	2,310 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	8.03 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Environmental Reserve, Landscaped, No Neighbours Be		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	SE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Some Welders Negotiable, Air Hose Reels, Basement Bar

Welcome to 200 Weiss Drive - where country living meets exceptional functionality on a sprawling 8.03 ACRE property, yes 8.03 ACRES. A stunning home with a massive 40 x 60 shop and space for the entire family, this is a rare opportunity in the highly sought-after Saprae Creek Estates. Backing onto a peaceful municipal reserve, this impressive bi-level home offers just over 3,800 square feet of total living space, featuring six bedrooms and three full bathrooms. Step inside to a grand foyer with vaulted ceilings and quality millwork that immediately sets the tone. The main level is warm and inviting, showcasing hardwood floors, striking wood-beamed ceilings, and a spacious kitchen complete with stainless steel appliances and a premium Wolf gas stove. At the heart of the home, the great room features a stunning two-way wood-burning fireplace, seamlessly connecting the living and dining areas- perfect for both everyday living and entertaining. This level also includes three bedrooms and two bathrooms, highlighted by the generous primary suite with dual sinks and a beautifully finished stone shower. Downstairs, the fully developed basement offers incredible additional living space with a massive recreation room, complete with a cozy wood stove and built-in bar. You'll also find two additional well-sized bedrooms, a four-piece bathroom, and a large laundry room with convenient separate access to the backyard. The attached garage has been thoughtfully converted into a versatile living area, currently used as a music room and an additional bedroom. With existing hookups for a full kitchen and bathroom, it offers excellent potential for an illegal-suite or guest quarters. Step outside to enjoy the wraparound covered composite deck with glass railings, providing access from the not only the living room but also the primary bedroom and secondary main level

bedroom! Perfect for easy deck access to relax and take in the natural surroundings. For those who need more than just a home - welcome to the ULTIMATE SHOP. This incredible 40 x 60 space is fully equipped with in-floor heat, 18-foot ceilings, and a 14-foot overhead door. Additional features include an upper-level gym with its own gas heater, a storage mezzanine, half bathroom, laundry area, dog washing station, a secondary 8-foot garage door, and built-in surround sound. Additional highlights of this exceptional property include a paved driveway, central air conditioning, and central vacuum. The home is wired and ready for a hot tub, with major mechanical updates already taken care of, including a hot water tank (2024) and furnace (2025). The property is also posted and ready for fencing, and features a beautifully designed fire pit area, perfect for enjoying the outdoors year-round. The list goes on! SPEC SHEET AVAILABLE. A truly special piece of property - don't let it pass you by. Schedule a private showing today!