



**GRASSROOTS**  
REALTY GROUP

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9110 100 Ave  
La Crete, Alberta

MLS # A2299533



**\$1,105,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	6,022 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Additional Parking, Garage Faces Front, Gravel Driveway, Heated Garage, Pa		
<b>Lot Size:</b>	1.22 Acres		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, La		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Stucco, Wood Frame	<b>Zoning:</b>	H-CR
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

In a league of its own, this ultimate dream home offers luxury living at its finest! Tucked away on a serene 1.22 acre lot, this unbelievable residence boasts a total of 8800 sq/ft of living space, a massive 3 car garage, and an outdoor living space that is unrivaled! Stepping inside the home you'll be greeted by soaring ceilings, high end finishes and an executive feel. The spacious foyer gives way to the astounding main area which has floor to ceiling windows, an expansive dining space, and a kitchen that is sure to impress. Custom cabinetry and walk in pantry offers plenty of storage, and the high end appliances include great features like a double wall oven, huge gas cooktop, upright freezer and more to make cooking a breeze. Enjoy the phenomenal hosting space with friends and family, and when dinners over, relax in the comfort of the private living room featuring plenty of natural light, and a timeless custom rock fireplace. The sprawling master suite is all you would expect with a full walk in closet, ensuite, and accent lighting, not to mention a door leading out to the impressive back deck featuring a huge covered patio area, and a great view of the backyard. The upstairs of the home features a story book inspired kids bedroom with its own full bath, 2 walk in closets, reading nook overlooking the southern skyline, its own balcony, and to top it all off a loft that adds another great play area. The bonus room up above the garage is a family oasis featuring a huge family/media room, pool table area, along with the laundry area, full bath, and an executive office space. Moving down to the fully finished basement you'll discover a fully functional gathering place with its own full kitchen, bath, and expansive open area to enjoy. Off on the far end are 2 massive bedrooms with unique features including a gas fireplace with beautiful rock chimney, double walk in closets and a built

in bunk bed. The home also offer a pristine oversized 3 car garage with plenty of space to park the vehicles and toys. The outside living space has some fantastic features for the family including a heated in ground swimming pool and trampoline for the kids, and a brick patio with pergola, the perfect spot to enjoy our great Alberta summers days. Enjoy the raised bed garden, in the nicely landscaped yard with mature trees all around. Come take a look at this turn key desirable property, luxury living awaits! Property is currently vacant and is being sold by way of judicial sale. Photos shown are from a prior listing. Schedule A must accompany all offers. Property sold as-is, where-is. Court approval required on all offers.