



GRASSROOTS

REALTY GROUP

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17423 Highway 2
High Prairie, Alberta

MLS # A2307512



\$665,000

Division:	NONE		
Type:	Residential/House		
Style:	3 (or more) Storey, Acreage with Residence		
Size:	3,000 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Multiple Driveways, Triple Garage Attached		
Lot Size:	11.71 Acres		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Many		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Marble	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Other	LLD:	29-74-17-W5
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s), Tankless Hot Water		

Inclusions: none

JUST LISTED! Custom built executive home on beautifully landscaped acreage minutes from town. Just off pavement, with private gravel driveway leading to solid cement pad with three-car attached garage. Inside, the home boasts multiple levels, all with ample natural light and beautiful views from each window. Large kitchen with an abundance of cupboard and counter space features recently upgraded countertop stove and a double-wall oven. Gorgeous curved corian island. Wrap around windows on rounded main dining area to take in stunning prairie mornings, and cozy family room with woodburning fireplace to unwind in the evenings. Main floor living area also features a walk in pantry complete with custom built access to the counter area. Main floor laundry room with storage provisions, 2 large bedrooms and a full 4 piece bath. The second family room boasts a two-sided gas fireplace, and overlooks the formal dining room (or office, if you so choose). Enter the French doors to the huge master bedroom with ensuite, sky lights to take in starry nights, two-person jacuzzi, open sitting area space for your exercise equipment behind the private glass wall. Access to the rooftop deck with provisions already in place for the wet bar and built in flower boxes. There is more space in the basement with an extra bedroom and full bathroom, plenty of room for the pool table and extra storage. Enjoy the meticulously maintained yard with the garden and firepit area during the days relaxing by the creek area. This unique home is a "must see" in person so book your appointment for the viewing with the listing office.