



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 High Prairie. Carefully crafted, with love and attention to details renowned builder, the late Cliff Calvert, worked tirelessly constructing a home truly built to last. High quality materials, impeccable finishing, and thoughtful design elements combine to create a one-of-a-kind feature home with peace, safety, and promise. 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 double-wall oven. Gorgeous curved island with corian counter top with plenty of space for extra seating. Wrap around windows on rounded main dining area to take in stunning prairie mornings and cozy family room with woodburning fireplace to unwind by on the cooler evenings. Enjoy stunning views of prairie fields to the north, east and west from the main-level deck, with convenient access through both the living and dining room patio doors. The main floor offers great storage opportunities within the walk-in pantry, large laundry room, and garage entry closet. Private hallway leads to two well-sized yet cozy bedrooms and a full 4 piece bath with double sinks. The large second family room boasts a two-sided gas fireplace, sunny south facing windows, and overlooks the formal dining. Up a few steps in the gorgeous spiral staircase, French doors open to the huge master bedroom with ensuite, two-person jacuzzi, sunny open sitting area, walk in closet, private glassed fitness area, and sky lights to take in starry nights. The spiral staircase provides access to the rooftop deck with stunning views overlooking property, built-in flower boxes, and

provisions for a wet bar - and a truly ideal location for stargazing at night! The full basement is home to a 3-piece bathroom, utility room (with on-demand hot water, boiler system, and in-floor heating system), open floor plan with plenty of room for the pool table, extra storage, and great opportunities for development, including bar provisions, and a double-height area with potential for a rock climbing wall? Private theatre? Indoor basketball? Outside, enjoy the meticulously maintained yard, ready-to-plant garden area, and Creekside views from the sheltered firepit area. Love the outdoors? Enjoy the trails and quad paths through the property's 11.71 acre parcel. Love golf? The local golf course is nearby. Love fishing? We're a short drive to some of Alberta's best fishing on Lesser Slave Lake, Snipe Lake, or Winagami. Plenty of room to store outdoor sports and power equipment - room for your boat, RV, and other toys. There is so much more to see: white oak hardwood floors, cedar shakes, unique kitchen features, security system . This home must be seen in person to be fully appreciated.