



126 Community Lane
Saprae Creek, Alberta

MLS # A2309557



\$714,888

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|------------------|--|---------------|-------------------|
| Division: | Saprae Creek Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 1,827 sq.ft. | Age: | 1985 (41 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Quad or More Detached, RV Access/Par | | |
| Lot Size: | 1.11 Acres | | |
| Lot Feat: | Back Yard, Brush, Few Trees, Front Yard | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | SE |
| Foundation: | Wood | Utilities: | - |
| Features: | Built-in Features, Pantry, Storage, Walk-In Closet(s) | | |

Inclusions: Fridge, stove, dishwasher, washer, dryer, hot tub as is where is, garage heater, central a/c

Introducing 126 Community Lane. Escape the standard cookie-cutter floor plans in the suburbs and discover this private treed acreage offering unparalleled versatility and character. Whether you're a hobbyist, a mechanic, or a growing family, this property delivers. The crown jewel is the massive 60x30 detached shop, complemented by an attached heated double garage—plenty of room for the boat, RV, and more. Inside, over 2,600 sq. ft. of living space awaits your creative touch. The functional layout features a sprawling foyer and an oversized mudroom designed for busy families. The main floor boasts warm hardwood floors and a classic oak kitchen. With 5 spacious bedrooms and 4 bathrooms, the floor plan offers incredible flexibility for a home office, gym, or guest suites. The main floor offers the primary bedroom and full ensuite and walk in closet. This could also be converted to your oversized family room and games room. The upper level has your additional 3 bedrooms and full bathroom. The fully finished basement has a family room and 5th bedroom and bath, plus laundry. on the exterior enjoy the peace of acreage living in your sun room that extends the full width of the house and offers a hot tub. Both the home and shop each have their own dedicated driveway. This home is a rare find with very few mature treed acreage's in Saprae creek and an amazing shop offering so many opportunities. Sellers said they have loved the property where they raised their 3 children and being part of such a close nit neighbourhood with great neighbours. Call today for your personal tour!