



1865 Barton Drive SW
Slave Lake, Alberta

MLS # A2319192



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,048 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Heated Garage, Triple Garage Attached		
Lot Size:	0.62 Acre		
Lot Feat:	Corner Lot, Garden, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	102 Residential Imp/Site
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Generac Backup Generator, Air Conditioner, Robot Lawn Mower		

Space, comfort and thoughtful design define this impressive two-storey home in Gloryland Estates. A grand double-door entrance opens to soaring ceilings and a bright foyer that immediately showcases the scale of the home. Beautiful slate tile and hardwood flooring run throughout the main level, complementing the spacious living room with its wood-burning stove and large windows. The kitchen was built to a high standard from day one, featuring quartz countertops, high-end stainless steel appliances, a large island and an oversized walk-in pantry. A dedicated dining area and flexible office/den complete the main living spaces. The primary suite is exceptional, offering two walk-in closets, a private foyer and a generous ensuite. The oversized mudroom provides extensive custom cabinetry and direct access to the heated triple garage. Upstairs, three oversized bedrooms offer ample storage and closet space, along with a well-appointed 4-piece bathroom. The fully finished basement adds even more versatility with a massive recreation room, hobby area, an additional bedroom, full bathroom and combined laundry/utility room. With more than 5,000 sq ft of total living space, the home easily adapts to large families, multi-use needs or future growth. Overbuilt construction features include a 6-inch concrete driveway, 3/4-inch plywood roof, 1-inch subfloors, 30-inch footings, a steel beam over the entry, three sump systems with battery backup, WaterGuard basement treatment with lifetime warranty, in-floor heat, forced-air furnace, wood stove with thermostat control, fresh-air intake, tankless hot water and a Generac backup generator. Recent upgrades include air conditioning and robot lawn mowers for effortless comfort and maintenance. Outside, the home sits on a beautifully landscaped half-acre corner lot with rows of mature trees, multiple garden beds and

real, large stone wainscotting accenting the exterior. A spacious covered rear deck extends the living space and offers a peaceful place to relax. Two driveway approaches, RV parking and a triple attached heated garage ensure exceptional flexibility. This one-of-a-kind property blends acreage-style privacy with in-town convenience, delivering space, craftsmanship and comfort on every level.