



**42 Prairie Sunset
Taber, Alberta**

MLS # A2319811



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,441 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-1
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

What an incredible house with so much to offer! 6 bedroom homes don't come up for sale very often, let alone a home like this. This home has so much to offer the buyer who needs a lot of well thought out, well finished space. The main floor has an amazing open concept kitchen/living/dining room with 9' ceilings that has been nicely finished with top quality cabinets with quartz counter tops and built ins on either side of the fireplace and in the mud room. The second floor has a large master bedroom with an incredible walk in closet and an even more incredible ensuite bathroom including a custom tiled shower with body sprays and a soaker tub. The second floor also includes 3 more nice sized bedrooms, a dedicated laundry room with a sink and built in cabinets, a bathroom with a separate water closet and a family room! Just in case you need even more room, the basement has 2 additional bedrooms, another full bathroom and another large family/media room. You add to all of this a true triple car garage measuring 26'x36' and you have everything you could ever want in a house. The garage is so big, you could park 3 full size trucks in there! The finishing in this home is very nice, but there is more to this house that you can't see! The walls for this home were built using SIP's (structural insulated panels) which is an extremely energy efficient way of building and will help keep heating and cooling costs down and also makes for a very quiet home. Adding to the energy efficiency of this home is the high efficiency furnace and hot water heater and an air exchanger. This wonderful house is located in Prairie Lake Estates and is right across the street from the lake. It has so much to offer and is priced well below replacement cost. Come take a look before it's gone!