



GRASSROOTS
REALTY GROUP

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123 Allen Drive
Whispering Hills, Alberta

MLS # A2320911



\$498,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,466 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.50 Acre		
Lot Feat:	Few Trees, Front Yard, Lake		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SV
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Greenhouse Tarp shed		

This 2,500 sq ft home in Whispering Hills at Baptiste Lake, is built for the family that wants it all. There's plenty of room to spread out, space to gather, and a backyard that trades screen time for campfire time. Whether your crew is still growing or the kids have flown and you're ready to enjoy the good life on your own terms, this home was designed to meet you exactly where you are. The heart of the home is a soaring great room with vaulted ceilings, a wall of windows pouring in natural light, and a stacked stone wood stove that anchors the space with warmth you can actually feel. The kitchen is built for real life: a gas range, ample countertop space, a walk-in pantry, and a layout made for big meals and bigger gatherings, all opening onto a covered deck for those late summer evenings. For the empty nesters, the main-floor primary suite means everything you need is right there: a beautiful ensuite with dual sinks, a jetted corner tub, and a separate glass shower. Meanwhile, the rest of the house gives your family room to breathe when they come home for the holidays. Upstairs, there are two bedrooms with large walk-in closets, a full bath, and a loft that flexes as a hangout, homework zone, or quiet retreat. The fully developed basement adds a fourth bedroom, a full bath, a massive family room, and a games room ready for the pool table battles.Outside, the property lives as big as the home, with a covered deck, a fire pit tucked in the trees, a greenhouse, a 16x24 workshop, tons of parking, and an RV plug for the guests who never want to leave. Baptiste Lake is steps away, with beach access and the option for your own dock.