



GRASSROOTS
REALTY GROUP

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590072, 590072 RR-114 & TWP 572
Rural Woodlands County, Alberta

MLS # A2325796



\$919,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,360 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Asphalt, Driveway, Front Drive, Garage Door Opener, Gar		
Lot Size:	4.75 Acres		
Lot Feat:	Back Yard, Brush, Corners Marked, Cul-De-Sac, Front Yard, Interior Lot, Lan		

Heating:	Boiler, In Floor, Natural Gas, Wood Stove	Water:	Well
Floors:	Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Mixed, Vinyl Siding	Zoning:	CR
Foundation:	None	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage

Inclusions: 2 SHEDS, ATTACHED SHELVES IN GARAGE WOOD STOVE IN SUNROOM AND WOOD STOVE IN GARAGE

Welcome to an extraordinary opportunity in Beaver Creek Estates, where luxury meets serene country living. This stunning executive bungalow sprawls across a generous 4,360 square feet on the main floor, complemented by an inviting 632-square-foot covered sunroom (3 season room), creating a perfect blend of indoor and outdoor living. This home is an on-grade slab with in-floor heating and it has 8.1/2 in. walls made with ICF completely with 14 ft ceilings. (heating costs at a minimum). As you step inside, the impressive foyer—measuring an expansive 25 by 14 feet—sets the tone for the entire residence. The heart of this home is undoubtedly the large, bright kitchen adorned with pristine white cabinetry and plenty of them and a spacious butler's pantry with a servery, making it an entertainer's dream. Loads of cabinets, stone counter tops, large island, tons of storage. The open-concept design flows seamlessly into the living areas, accentuated by a floor-to-ceiling stone fireplace that serves as a stunning centerpiece in the living room. This space is not only functional but also radiates warmth and elegance, enhanced by the abundance of natural light pouring in through strategically placed windows. Retreat to the luxurious large primary suite, which boasts a 5-pc en suite bathroom and a massive walk-in closet, providing an oasis for relaxation and privacy. The second bedroom is generously sized, reflecting the home's thoughtful layout that prioritizes comfort and space. Additionally, a versatile office or flex room offers the perfect space for remote work or a quiet reading area. There are 2 bathrooms in this home, 1-5 pc en-suite as well as a lovely 3-pcs bathroom with a clawfoot standing tub, also main floor laundry of course, a utility room and oh my tons of storage. Set on a 4.75 acres, this property is situated in one of Whitecourt's most

desirable AREAS, less than 10 minutes to Whitecourt. The outdoor space is just as impressive as the interior, featuring mature trees that provide both beauty and privacy. The triple car garage, measuring an ample 32 by 38 feet, is equipped with two heat sources—a gas heater and a wood-burning stove—ensuring comfort through all seasons. Adjacent to the garage, a large graveled area which offers convenient RV parking, and additional gravel space at the rear that will accommodates multiple vehicles and or equipment. The Driveway is fully thick asphalt. The front veranda greets you with an impressive entry, inviting you to take in the tranquil surroundings. This modern country home is filled with high-end upgrades, including stone countertops and a fabulous gas stove, ensuring that every detail has been meticulously crafted for luxury living. With in-floor heating and two stunning bathrooms, the comfort of this home is truly unparalleled. To complete this package This property is more than just a home; it's a lifestyle choice, offering an enviable blend of space, luxury, and nature. (WHEELCHAIR ACCESSIBLE HOME) !