



GRASSROOTS
REALTY GROUP

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22 Napoleon Meadows Way
Innisfail, Alberta

MLS # A2328524



\$698,900

Division:	Napoleon Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,765 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Shed, AC Unit, Garage Door Opener & Remotes		

Welcome to Napoleon Meadows Way, located in one of Innisfail's newest and most desirable subdivisions. Built by the trusted Larkau Homes, this stunning custom two-storey home has been thoughtfully designed with quality craftsmanship, modern finishes, and exceptional attention to detail. Featuring 4 Bedrooms, 4 Bathrooms, a fully finished basement, and a triple attached garage, this home offers the perfect balance of luxury and functionality for today's family. Ideally situated backing onto a peaceful green belt, you'll enjoy added privacy while being just steps from walking trails, parks, playgrounds, the dog park, and within walking distance to local schools. The inviting main floor showcases an open-concept design where the kitchen, dining, and living spaces flow seamlessly together. The chef-inspired kitchen is complete with quartz countertops, stainless steel appliances, an abundance of cabinetry and counter space, and a convenient walk-through butler's pantry leading directly to the garage. The dining area opens onto a private vinyl deck, creating the perfect space for entertaining or enjoying your beautifully landscaped backyard. The warm and welcoming living room is highlighted by a gorgeous fireplace, while the functional mudroom off the garage keeps everyday life organized. Upstairs you'll find three spacious bedrooms, a versatile bonus room, and a luxurious Primary Suite designed as your own private retreat. The impressive walk-in closet features custom built-in storage systems, while the spa-inspired 4-piece ensuite offers dual sinks, expansive counter space, and a stunning tiled walk-in shower. The professionally finished basement provides additional living space with a fourth bedroom, fourth bathroom, and plenty of room for family movie nights, a games area, or a home gym. Outside, everything has already been completed for

you, including professional landscaping, vinyl fencing, and maintenance-friendly vinyl decking, allowing you to simply move in and enjoy. The newer hot tub also stays with the property, with screening offering a private retreat. If you've been searching for a beautifully finished family home in an exceptional neighbourhood, this one truly checks every box. Experience quality, comfort, and modern living in one of Innisfail's premier new communities.