



GRASSROOTS
REALTY GROUP

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45032 Highway 674
Teepee Creek, Alberta

MLS # A2329254



\$629,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,900 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, Off Street		
Lot Size:	10.35 Acres		
Lot Feat:	Gentle Sloping, Landscaped, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	6-74-4-W6
Exterior:	Mixed, Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Outbuildings/Sea Containers

Welcome to your dream retreat in the heart of Teepee Creek — where modern elegance meets wide-open prairie living. This beautifully crafted bungalow offers three bedrooms and 2.5 bathrooms designed to elevate every moment of your day. The open-concept kitchen and living area is the true heart of the home, featuring a stunning two-tone kitchen with crisp white upper cabinetry, soft close drawers, charcoal lower cabinets, subway tile backsplash, quartz countertops, a central island, and stainless steel appliances — everything a culinary enthusiast could desire. The expansive living area is bathed in natural light through large picture windows and a patio door that opens to a full-length balcony overlooking sweeping countryside views. Rich vinyl plank flooring flows seamlessly throughout. Retreat to the generous primary bedroom, complete with a ceiling fan, and a spa-inspired ensuite boasting a freestanding clawfoot tub, glass walk-in shower, and quartz vanity. Secondary bedrooms offer ample closet space with elegant Shaker-style doors. Sitting on just over 10 acres, with central AC, in floor heat & central vacuum.. every detail of this home whispers quality — come experience the lifestyle you deserve.