



GRASSROOTS
REALTY GROUP

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201 Milton Road
Conrich, Alberta

MLS # A2337474



\$1,629,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,987 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bidet, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Walk-In Closet(s)

Inclusions: NONE

Corner Lot | Custom Built Estate Home | Modern Architectural Design | Top-Tier Finishes | Open-to-Below Ceiling | Statement Spiral Staircase | Designer Accent Walls | Main Level Bedroom with 3pc Ensuite | Chef's Kitchen | Full Height Cabinetry | Custom Island with Integrated Dining Table | Crisp White Cabinetry | Gold Hardware | Sub-Zero Refrigerator | Stainless Steel Appliances | Gas Cooktop | Fully Equipped Spice Kitchen | Walk-in Pantry | Abundant Living Space | Exceptional Natural Light | 4 Upper Level Bedrooms | Walk-in Closets | Private Ensuities & Jack & Jill Baths | Spacious Family Room | Upper Laundry | Partially Finished Basement | Basement Bedroom with 4pc Ensuite | Entertainment Space | Wet Bar | Built-in Shelving with Underlighting. Welcome to this extraordinary custom-built estate home where modern architectural design, luxurious finishes & exceptional craftsmanship come together to create a truly remarkable residence. Positioned on a coveted corner lot, this home makes an immediate impression with its grand open-to-below foyer, striking spiral staircase, designer accent walls & soaring ceilings. The main level is designed for both sophisticated entertaining & comfortable everyday living, with an abundance of natural light flowing throughout the expansive open-concept spaces. At the heart of the home is the spectacular chef's kitchen, showcasing crisp white full-height cabinetry, elegant gold hardware, premium Sub-Zero refrigeration, stainless steel appliances, a gas cooktop & a showstopping custom island with an integrated dining table. A fully equipped spice kitchen with its own appliance package & walk-in pantry provides exceptional functionality while keeping the primary kitchen pristine for entertaining. The main level also features a spacious bedroom with a private 3pc ensuite, offering an ideal retreat for guests or

multigenerational living. Upstairs, the luxurious primary retreat is complemented by a walk-in closet & beautifully appointed 5pc private ensuite with a deep soaking tub, and a makeup vanity. 3 additional bedrooms each offer walk-in closets & either private ensuites or Jack & Jill bathroom access. A spacious upper family room provides a comfortable secondary living space for movie nights, children's play or quiet evenings. Upstairs holds the dedicated laundry room with a sink and linen closet. Downstairs, the partially finished basement offers incredible future potential and is currently outfitted with a bedroom featuring a 4pc ensuite with dual vanity, while the finished entertainment space is ready for hosting with a wet bar, built-in shelving & integrated underlighting. Every level of this exceptional home has been thoughtfully designed with elevated finishes, impressive proportions & exceptional functionality. From the dramatic staircase & architectural details to the sophisticated kitchen, generous bedroom accommodations & expansive entertainment spaces, this is a home that truly stands apart. Hurry & book your showing today!