



GRASSROOTS

REALTY GROUP

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**1 Key Cove Estates #5
Joussard, Alberta**

MLS # A2014924



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,602 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Boat, Double Garage Detached		
Lot Size:	2.68 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	3-74-13-W5
Exterior:	Vinyl Siding	Zoning:	BR
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

Looking to move out of the City & Embrace Country Living?! Take a look at this property! Beautiful two-story home located in the Lakeside Community of Joussard. Resort-style year-round living can be your reality! Featuring 3 bedrooms, 4 bathrooms, 2 fireplaces & vaulted ceilings! As you enter, you will appreciate the spacious entryway & massive coat closet for all your outerwear storage needs. Head into the family room & admire the floor-to-ceiling stone-finished fireplace with decorative mantel, vaulted ceiling & show-stopping floor-to-ceiling windows opening up your space with tons of natural sunlight! The chef's kitchen includes high-end appliances, an eat-up bar, stone countertops, stone backsplash, a pantry & tons of cupboard space. Access to the massive deck from the dining area. The large primary bedroom features a walk-in closet with built-in shelving, a spa-like ensuite with double vanity, a large soaker tub, a walk-in shower, a private toilet area & walk-out deck access to your piece of paradise. Upstairs cozy up to the second fireplace in this loft overlooking the family room. Two more spacious bedrooms, with large closets & additional storage space & a 4-piece ensuite bathroom complete the upstairs. The massive downstairs living area is finished with ample lighting, 2 piece bathroom & an additional partially finished bedroom & storage room to complete at your leisure. Outside enjoy the double-car garage with an extra lean-to for storage & an additional storage shed. A cute guest house is ready for company wanting their own space. Take a look at this dream home today!