



GRASSROOTS
REALTY GROUP

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**440 Collinge Road
Hinton, Alberta**

MLS # A2233796



\$929,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,816 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	4
Garage:	Heated Garage, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, No Neighbours Behind, View		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Fiber Optics, Garbage Collect
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Sauna, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	TV wall mounts & TV's		

Where to begin.. This executive, 5 bedroom home has the perfect blend of quality, luxury & comfort. Located in a prime location, it offers everything from lake views, to theme rooms, to entertaining in style. Upon arrival, the majestic entry welcomes you to an open concept w/ 18' ceilings, innovative architecture, endless natural light, & modern updates throughout. A central sunken living room features a floor to ceiling rock fireplace, elegant wood flooring & view of the lake. Views extend to the breakfast nook w/ polygon skylight & access to one of the many decks overlooking the backyard, Maxwell Lake & Beaver Boardwalk. The kitchen has been refinished w/ beautiful maple cabinets, granite countertops, ceramic tile flooring, sun tunnels, high-end appliances & large island w/ seating. A formal dining room & office finish the main floor. The primary suite occupies the next level up & is designed to be your personal "get a way." It boasts a large bedroom area, fireplace & access to a private deck. The attached 4 pce ensuite has a lavish jacuzzi tub, separate steam shower & walk-in closet. 2 spacious bedrooms w/ vaulted ceilings, each w/ private deck & "jack & jill"; 4 pce bathroom complete the top floor. A few steps down from the main level includes access to the attached, heated garage, a 3 pce bathroom, laundry room & 4th bedroom w/ private deck & sitting area. Down another floor leads you to the Irish themed wet bar w/ maple cabinets, custom epoxy bar top & plenty of seating. A cozy family room w/ wood fireplace & access to the lower patio w/ hot tub provides unlimited entertaining. A 5th bedroom or gym & 4 pce bathroom featuring an infrared sauna is a bonus for escaping from the day. The lower level contains storage & a private theatre room w/ built-in Bose sound system, projector & big screen. The recently upgraded dual furnaces, hot

water tanks, sump pump & 2 central air conditioners give peace of mind & comfort. Additional renovations over the years are luxury flooring throughout, paint, sun tunnels, skylights, shingles less than 10 years old & refinished decks. There is a new furnace in the triple car garage & plenty of extra parking for everyday vehicles & RV outside. With just under a $\frac{1}{4}$ acre of land, it is ideal for kids, pets or whatever your heart desires. Access to the lake, walking trails & boardwalk are directly out your back door. Great family neighbourhood & close to schools.