



**GRASSROOTS**  
REALTY GROUP

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**176 Saprae Crescent  
Saprae Creek, Alberta**

**MLS # A2235473**



**\$1,250,000**

<b>Division:</b>	Saprae Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,784 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, Heated Garage, Insulated, RV Access/Parking, Stall		
<b>Lot Size:</b>	2.92 Acres		
<b>Lot Feat:</b>	Brush, Landscaped, Private, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	SE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Garbage Collection, Natural Gas at Lot Line
<b>Features:</b>	Beamed Ceilings, Wet Bar		

**Inclusions:** fridge, stove, dishwasher, washer/dryer

YOUR LOVE STOREY BEGINS HERE..! (Home has been virtually staged) Some say only in storey books do we see such beauty! Imagine finding a wonderful picturesque rustic home, driving up a long meandering driveway, that reveals a gorgeous "log style" retreat, w/front porch, sitting on 2.9 ACREAGE of land, that features a detached TRIPLE GARAGE, plus an HEATED ART STUDIO! So many RENOVATIONS over the years, such as (2009 - shingles w/ridge venting, Joe's Custom Kitchen, 2010 - Master bath remodeled, 2011- bonus room flooring, 2013- lower main bath remodeled, 2017/18 Basement developed w/permits) As you enter the home, YOU WILL FALL IN LOVE! Vaulted ceilings, the rustic cabin feel open concept floor plan, w/a wood fireplace, great for cozying up in winter, & the heated sunroom off the rear of the home, surrounded by mature trees & a berm offering privacy & solitude for nature lovers! If you LOVE OUTDOORS, DREAM DETACHED Garage! SEEING IS BELIEVING! A MUST TO OWN, close to ATV Trails, parks, ski-hill & more! AVAILABLE FOR QUICK POSSESSION! ACT FAST!