



GRASSROOTS
REALTY GROUP

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104 Community Lane
Saprae Creek, Alberta

MLS # A2236864



\$524,900

Division:	Saprae Creek Estates		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,608 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	1.27 Acres		
Lot Feat:	Corner Lot, Landscaped, Many Trees, Wooded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SE
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, otr microwave, dishwasher, washer and dryer, A/C unit, window coverings, deep freezer, gas bbq, riding lawn mower and self propelled lawn mower

Welcome to 104 Community Lane, a charming single-level acreage retreat tucked away in the highly sought-after Saprae Creek Estates. This spacious 3-bedroom, 2.5-bathroom home is perfectly positioned on a beautiful 1.37-acre private lot surrounded by mature trees, offering all the tranquillity and room you've been dreaming of. Step inside to discover a thoughtfully designed interior that features upgraded flooring throughout, making cleaning effortless and lending a modern feel. The bright, functional kitchen is equipped with stainless steel appliances, a large eat-up island, and a pantry for extra storage, ensuring you have plenty of space to cook and entertain. For those warm summer days, central air conditioning keeps the home cool and comfortable, while the jetted tub in the primary ensuite provides a perfect spot to unwind. Whether you're an outdoor enthusiast with RVs, boats, and quads or simply craving space to grow, you'll love the abundant parking and endless possibilities for all your toys. Outside, the large deck is an ideal place to sit back and relax or gather with friends and family, complete with a gas line ready for your BBQ. Enjoy the best of country living without sacrificing convenience, thanks to municipal services already connected to the property. Saprae Creek is a vibrant community brimming with year-round amenities, including a ski hill, golf course, aerial park, skate park, and mini golf in the summer months. Come winter, residents can glide across the enclosed ice rink for skating and hockey. A local fire hall and community center bring neighbours together and offer peace of mind. And here's the bonus: if you've always dreamed of collecting fresh eggs each morning or starting a hobby farm, you can keep chickens and more right here. This is your chance to experience a lifestyle that combines freedom,

recreation, and nature, all just minutes from town.