



**GRASSROOTS**  
REALTY GROUP

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**13 Chinook Crescent  
High Level, Alberta**

**MLS # A2244888**



**\$1,090,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,660 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.53 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gazebo, Irregular Lot, Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

**VENDOR MOTIVATED!** A beautiful Custom Executive Home, a sprawling resort-like yard with a fabulous tripled garage. This amazing home comes with all the bells-and-whistles that you'd expect from a home of this caliber...welcome to 13 Chinook Drive, you'll find this picturesque .50 acre parcel of land hosting a one-of-a-kind 4 Bed+Office/Den/3 Bath Custom haven. This unique home boasts lots of oversized picture windows inviting cheerful natural light indoors, executive finishing with hardwood walnut, tumbled marble & natural slate, that effortlessly combines modern & traditional elements, superb extra features, more storage & parking than you will ever need, and incomparable outdoor living space that makes you feel like you are living at a private 5-star resort! A walkway leads to a pillared porch with an over-height ceiling, while a front 8 ft solid fir door welcomes you into the foyer. Hardwood flooring flows into a stunning Great Room with custom coffered ceiling & maple crown moldings where a generous use of glass visually connects the space to your backyard oasis! A handsome floor-to-ceiling two-sided quarry rock wood fireplace...a great focal point for the room that is ready and waiting to bring warmth and ambiance to your evenings of relaxation & entertaining. The inspiring Chef's Kitchen is a culinary lover's dream-come-true with its abundance of wood cabinetry, sumptuous granite countertops, handmade copper wrapped brick and glass tile backsplash, a large island with an extended breakfast bar, a frosted glass door that opens to a walk-in Pantry, & quality stainless steel appliances including a double wall oven. From the Dining Room, a garden door opens to allow your gatherings to spill out to a massive 3 tiered deck with custom iron railing leading to the pergola & gazebo while enjoying soft music through the surround sound. This very

private retreat offers sun-sational exposure, lovely maintenance free water features & gardens. Stepping back inside you'll find a peaceful Primary Bedroom wing sporting a large walk-in closet with built-ins, and a luxurious 5 pc spa ensuite with dual- cast iron vessel sinks , a stand-alone cast iron clawfoot tub, & a huge glass custom steam shower . From the foyer, french doors open to a delightful Den/Office, while quietly tucked away at the opposite end of the home is a Bedroom & a Bath with a custom slate shower...your pampered guest will enjoy so much privacy & comfort. The handcrafted spiral walnut staircase leads to every entertainers dream! 10 ft ceilings with open-concept complete with a bar & a Theatre Room to watch the latest movie or game on the 103" big screen. Breathtaking quarry rock pillars & stunning maple built-in library, while tucked away at the opposite end is a fabulous Guest Wing complete with 2 generously-sized Bedrooms, walk-in closets & a 4 pc Bath with custom slate shower, soaker tub and double cast-iron sinks. This home & its exquisiteness , elegance and luxurious is awaiting your admiration.