



GRASSROOTS
REALTY GROUP

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3 Ghost Country Place Waiparous, Alberta

MLS # A2254303



\$1,074,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,798 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Asphalt, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	1.54 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Softwood, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-27-7-W5
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Pool table, Dartboard		

This is a once-in-a-lifetime opportunity to own a private piece of heaven nestled in a beautiful cul-de-sac against the Ghost/Waiparous Trails. The owners of this incredible oasis have lovingly updated and maintained both the property and home over the past 27 years. From the moment you enter, the sunlit rooms will envelop you with incredible warmth, and you will never want to leave! At just under 3000 square feet of developed living space this wide open plan is ideal for entertaining and large family gatherings. The unique features in this thoughtfully designed home are second to none, from the old-growth milled Grain Elevator Douglas Fir flooring to the custom-designed rare Garry Oak kitchen cabinetry planed from one single tree. The chef's kitchen is a culinary experience, boasting a huge kitchen eating island, quartz and maple countertops, a brand new Viking Professional Refrigerator, and a 36-inch, 6-burner Frigidaire Dual Range. It also features tons of cabinetry and drawers and a garden window above the kitchen sink overlooking the forest beyond. The cozy living room with Heritage Hearthstone airtight soapstone wood-burning fireplace is the perfect spot to snuggle up on those chilly winter nights. The transition to outdoor living from both the kitchen and living room is amazing, with access to a lovely, super private southeast-facing deck overlooking your beautifully treed yard, and to the huge locally sourced Rundle Rock rear patio with a BBQ/dining area, fire pit, and multiple conversation areas. From the main level, the open staircase with double skylights leads you to the upper level's spacious bonus room with a vaulted beamed ceiling and garden doors out to a lovely balcony. The charming master suite with walk-in closet and direct access to spa like bathroom has the most amazing skylight above the bed and will definitely be a soothing, stargazing

end to your day! The second bedroom on this level has a custom-built log A-Frame triple bunk bed that the kids or grandkids are going to love! Heading down to the lower level, you will love the fully finished walk-out basement with a gas fireplace. This is the perfect family fun place – the pool table and dartboard stay! The third bedroom is so pretty with sliding French doors, an adjoining dressing area, and an ensuite bath. This space could easily adapt to an art studio, exercise room, or so many other options for those not needing a third bedroom. The oversized, heated, and insulated triple garage is a handyman’s delight, featuring a wood-burning stove, several workbenches, tons of cabinetry, and recently wired for an electric vehicle. Other recent upgrades include the main electrical and garage panel upgraded to 200 amp service 2021, hot water tank 2021 and solar panels 2019. This incredible location backs on the Ghost/Waiparous Trails consisting of 275 acres of endless hiking, biking and cross country ski trails and Waiparous Creek is a short stroll away! Come experience this incredible property today!