



GRASSROOTS
REALTY GROUP

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**165A Weiss Drive
Saprae Creek, Alberta**

MLS # A2263804



\$705,000

Division:	Saprae Creek Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,949 sq.ft.	Age:	2018 (7 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Cleared, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SE
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Separate Entrance		

Inclusions: Negotiable: Riding lawn mower, gym equipment, outside play structure, chicken coop, tv wall mount in living room

Welcome to this immaculate, upgraded estate offering over 3,165 SQFT of total living space with 7 bedrooms, 4.5 bathrooms, a triple attached heated garage, and income potential in the basement — all situated on nearly 2 acres of beautifully cleared land backing onto mature trees. This is a rare opportunity to enjoy the perfect balance of luxury, functionality, and peaceful acreage living. Step inside to a bright, open-concept main floor featuring vaulted ceilings, luxury vinyl plank flooring, and oversized windows that flood the space with natural light. The chef-inspired kitchen is beautifully finished with white quartz countertops, a central island with breakfast bar, apron-front sink, shaker-style cabinetry, designer lighting, glass subway tile backsplash, a walk-in pantry, and premium stainless steel appliances. The spacious primary suite at the front of the home offers a custom walk-in closet and a stunning 5-piece ensuite with dual sinks and quartz vanity. Two more bedrooms and a 4-piece bathroom complete this section of the main level. At the rear of the home, a separate living area provides added flexibility with its own full kitchen, family room, two bedrooms, a 4-piece bathroom, a guest powder room, and access to the back deck with views of the expansive yard — ideal for multigenerational living or guest use. The fully developed basement adds even more value with a kitchenette, large recreation room, two bedrooms, a 4-piece bath, and a private laundry area — offering excellent income potential or extra family space. Outside, enjoy a raised back deck, triple heated garage, RV parking, and the privacy of your own treed sanctuary. This home is truly move-in ready with endless possibilities. Don't miss your chance to own this exceptional property located in the amazing community of Saprae Creek, where you can golf, ski/ snowboard, ATV/OHV trails

and so much more— book your private showing today!