



GRASSROOTS
REALTY GROUP

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101 Sommer Way
Saprae Creek, Alberta

MLS # A2271947



\$1,189,000

Division:	Saprae Creek Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,927 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Triple C		
Lot Size:	2.18 Acres		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	SE
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, all window coverings, a/c unit, shed, hot tub, theatre room screen, basement bar fridge, projector, theatre couches, pool table and accessories, ride on lawn mower,

Welcome to this exceptional custom-built bungalow, offering an impressive blend of craftsmanship, comfort, and functionality. Set on a beautiful 2.18-acre landscaped lot with a paved circular driveway (power at front centre island) and convenient gravel side access on both sides of the home leading directly to the backyard. Step inside to a spacious main floor finished entirely with hardwood and tile—no carpet throughout. The chef's kitchen is a true showstopper, equipped with granite countertops, a massive walk-in pantry, an oversized fridge-and-freezer combo, and other high-end stainless steel appliances. The first of two living rooms overlooks the private, landscaped backyard and features a gas fireplace with a brick surround, along with access to the massive composite back deck. On the opposite side of the kitchen, a second living room offers additional space and comfort—perfect for large families or gatherings. The main level includes four generous bedrooms, including a thoughtfully designed primary suite with the option to expand into the adjoining spare room to create a luxurious oversized walk-in closet. The primary suite also features a 5-piece ensuite with dual sinks, a jetted tub, and a custom stand-up shower. A spacious 4-piece bathroom serves the bedroom hallway, and the main floor is rounded out with a 2-piece bath and a dedicated laundry room. The walkout basement is constructed with ICF for superior R-value. This level showcases in-floor heat, a wide-open entertainment area, a two-way fireplace with stone surround, two additional bedrooms, a full bathroom, and a dedicated cold room beneath the front porch. A special exterior-access room is perfectly suited for a future infrared sauna, conveniently located near the hot tub area. Entertain effortlessly with a massive wet bar and a state-of-the-art theatre room

featuring a projector, screen, raised seating platform, powered theatre seats, and 2x8 walls with Roxul soundproof insulation for the ultimate movie or sports experience. The outdoor living spaces elevate this property even further: enjoy a composite back deck with gas line, a brick patio with fire pit and pizza oven, an expansive lawn backing onto mature trees, and a powered storage shed. The property is fully serviced with irrigation in the front, back, and sides. The rare triple attached garage is sure to impress with epoxy floors and in-floor heat. Mechanical systems include a Forced air heating unit, hot water holding tank, hot water on demand, air conditioning, 200-amp electrical service, and a deep sump system designed for minimal run time thanks to a weeping tile setup that naturally drains toward the backyard. Additional upgrades include custom interior walls constructed with a mix of 2x6 and 2x8 Pacific SmartWall components for reduced sound transmission and improved energy efficiency. Exterior walls were built using plywood rather than OSB for enhanced durability. Call now for your personal showing.