



GRASSROOTS
REALTY GROUP

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2 Black Spruce Drive High Level, Alberta

MLS # A2274355

\$379,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,264 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Jetted Tub, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: 2 Sheds

Welcome to this beautifully crafted 2,500 sq. ft. living space custom home, oozing with exceptional comfort, style, and space in one of High Level's most desirable areas. With high vaulted ceilings, abundant natural light, and thoughtful design throughout, this home is perfect for families seeking a blend of elegance and everyday functionality. Step into the inviting Sitting Room, complete with a handsome gas brick fireplace creating the ideal cozy gathering space for those long northern winter evenings. The Kitchen and dining areas flow seamlessly for both entertaining and day-to-day living. Off the Kitchen you will find the attached heated double garage for all your toys plus plenty of room to keep your car out of the elements. This home features 3 bedrooms down the hall, including a private Primary Suite complete with a luxurious ensuite boasting a jacuzzi tub, double sinks and a separate shower — your own personal retreat. Completing the home in the lower level you will find another well sized bedroom perfect for the teenager or overnight guest, full bath, Laundry Room and a very spacious Family Room where hours of bonding, entertaining and game nigh are certain. There is another well addressed separate work-out space or perhaps an area to unleash your creative side. Outside, enjoy the large yard designed for both relaxation and recreation. Whether hosting friends for a late night fiesta on the fantastic deck or unwinding under the stars, the fire pit adds the perfect finishing touch to this beautiful outdoor space. With its custom design complete with central air, quality finishes, and prime location, this High Level gem offers a rare opportunity to own a truly special property. Don't miss your chance to make it yours.

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