



141 Janke Lane
Saprae Creek, Alberta

MLS # A2293622



\$1,335,000

Division:	Saprae Creek Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,820 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking, Triple Garage Detached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Many Trees,		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	SE
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: 2x Fridge, 2x Stove, 2x Dishwasher, 2x Washer, 2x Dryer, Microwave, windows covering and shed

Welcome to 141 Janke Lane, an exceptional custom-built residence set on 2 ACRES in sought-after Saprae Creek. Built in 2017, this impressive two-storey home offers over 4,100 SQ FT OF LIVING SPACE, TWO GARAGES, and SEPARATE BASEMENT ENTRY, thoughtfully designed to combine modern style, comfort, and functionality. The main floor features a bright open-concept layout centered around a STUNNING FREESTANDING STAIRCASE that creates a striking architectural focal point. Spacious and inviting, the living room showcases a GORGEOUS STONE FEATURE WALL with fireplace and flows seamlessly into the dining area and well-appointed kitchen, making this level ideal for both everyday living and entertaining. The kitchen offers ample cabinetry, a large island with granite countertops, breakfast bar, wall/convection microwave combo, an induction cooktop, convection microwave, double refrigerator, and a HUGE WALK-IN PANTRY fully finished with cabinetry, while large glass doors provide plenty of natural light and easy access to the screened-in rear deck with composite decking, natural gas BBQ hookup, and fire table for a seamless indoor-outdoor living experience. This level also includes a bedroom, a powder room, and interior access to the attached double garage, which can also be used as a recreation space or gym and features a dedicated wine room that adds a stylish touch for hosting guests and entertaining. High-end details throughout the home include engineered hand-scraped hardwood flooring, triple-pane windows, custom eight-foot interior doors, and Hunter Douglas blinds throughout. Upstairs, the open-to-below design enhances the sense of space while allowing natural light to flow beautifully throughout the home. The impressive primary provides a luxurious private retreat complete with a spacious walk-in closet

and a stunning 5-piece ensuite designed with comfort and convenience in mind, featuring a water closet, soaking tub, stand-up shower, and dedicated makeup vanity. Two additional well-sized bedrooms, a full bathroom, and a convenient upper-level laundry room complete the second floor. The basement offers excellent flexibility for extended family or guests, featuring a spacious recreation room, a second kitchen, two additional bedrooms, a full bathroom and a second laundry area. With its separate exterior entrance, the basement provides versatile options for multi-generational living, and both the basement and attached garage benefit from comfortable in-floor heating. Outside, the expansive property offers privacy and room to enjoy the surrounding natural beauty, featuring an impressive 40'11 x 26'11 detached shop with 50-amp welding service, RV hookups with 30-amp breakers at both the home and shop, a large 12' x 32' shed, in-ground sprinkler system, RV access, and ample parking for all your vehicles and toys. Located just minutes from Fort McMurray while offering the peace and quiet of acreage living, this remarkable property presents a rare opportunity.