



**1 Key Cove Estates #5**  
**Joussard, Alberta**

**MLS # A2014924**



**\$880,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,602 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Boat, Double Garage Detached		
<b>Lot Size:</b>	2.68 Acres		
<b>Lot Feat:</b>	Many Trees, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	3-74-13-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	BR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** n/a

Looking to move out of the City & Embrace Country Living?! Take a look at this property! Beautiful two-story home located in the Lakeside Community of Joussard. Resort-style year-round living can be your reality! Featuring 3 bedrooms, 4 bathrooms, 2 fireplaces & vaulted ceilings! As you enter, you will appreciate the spacious entryway & massive coat closet for all your outerwear storage needs. Head into the family room & admire the floor-to-ceiling stone-finished fireplace with decorative mantel, vaulted ceiling & show-stopping floor-to-ceiling windows opening up your space with tons of natural sunlight! The chef's kitchen includes high-end appliances, an eat-up bar, stone countertops, stone backsplash, a pantry & tons of cupboard space. Access to the massive deck from the dining area. The large primary bedroom features a walk-in closet with built-in shelving, a spa-like ensuite with double vanity, a large soaker tub, a walk-in shower, a private toilet area & walk-out deck access to your piece of paradise. Upstairs cozy up to the second fireplace in this loft overlooking the family room. Two more spacious bedrooms, with large closets & additional storage space & a 4-piece ensuite bathroom complete the upstairs. The massive downstairs living area is finished with ample lighting, 2 piece bathroom & an additional partially finished bedroom & storage room to complete at your leisure. Outside enjoy the double-car garage with an extra lean-to for storage & an additional storage shed. A cute guest house is ready for company wanting their own space. Take a look at this dream home today!