



**8 Sapræ Crescent**  
**Sapræ Creek, Alberta**

**MLS # A2064295**



**\$869,900**

<b>Division:</b>	Sapræ Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	3.39 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Brush, Gazebo, Front Ya		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	See Remarks
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	SE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters		

**Inclusions:** Dishwasher, Electric Stove, Microwave, Refrigerator, Washer, Dryer, Blinds, Central Vac, central air

Country living with City Amenities! Welcome to 8 Sapræ Crescent! Located on 3.38 acres of land, this beautiful bungalow has been renovated throughout and features a double heated attached garage and HUGE shop! The covered front porch welcomes you home and is the perfect place to relax and watch the lack of traffic drive by. Inside you will find a bright living room with vaulted ceilings and a new installed beam. The living room overlooks the dining room which leads to the kitchen with crisp white cabinets, granite counter tops, stainless steel appliances and an oversized walk in pantry! Just off the kitchen is the door to the double heated garage with epoxy flooring. On the other end of your new home is the master bedroom with garden doors leading outside, walk-in closet and stunning en-suite with oversized glass shower. There are also 2 more bedrooms with a 4-piece bathroom. The basement offers a large family room with wet bar, 2 more large bedrooms each with their own brand new en-suite featuring in-floor heating (be the first to shower here)!! The backyard is MASSIVE with lots of green grass and trees, plus parking for more cars than the average collector. At the back of the property you will find the shop. As an added bonus this property includes a sani dump for your RV. This property needs to be seen to be truly appreciated!