



**GRASSROOTS**  
REALTY GROUP

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11802 106 Street  
Fairview, Alberta

MLS # A2094466



**\$1,200,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,146 sq.ft.	Age:	2011 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Double Garage Detached, Drive		
Lot Size:	4.68 Acres		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cleared, Fruit Trees/S		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	Public Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Framing	Zoning:	RCR
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

This craftsman style home boasts more than 4156 SQUARE FEET of superbly designed space situated on over 4.6 ACRES of private, lush land for you and your family to enjoy. Designed and built with pristine attention, this home is packed with floor to ceiling detail that provides jaw dropping features as well as functionality. The open floor concept paired with high ceilings, coffered ceilings, crown moulding, engineered hardwood, and large windows makes for a bright and warm space to spend time in. The heart of any home, this kitchen has everything you need to entertain groups of all sizes including a full top of the line package of luxury items such as high end appliances, dual ovens, granite counter tops, designer fixtures, and so much more! Head to your main floor primary bedroom oasis to take in stunning views of your private treed back yard or to relax in your spa like en-suite. Wind down after a long day in the large SOAKER TUB and start your day off right with a STEAM SHOWER in this warm, bright space sporting DOUBLE VANITIES, large windows, walk in closet, and an abundance of storage. The upper floor has even more to offer with a beautiful office space, 3 bedrooms (all with built in closet organizers, 2 with walk-ins), full bathroom, and an upper-level flex space adds an entire area of family space. The fun continues on the LOWER LEVEL that completes your entire wish list with a GAMES AREA, FULL WETBAR, a stunning THEATRE ROOM, GYM AREA, additional spacious bedroom, another full bathroom, cold storage area, and mechanical/utility room. The composite covered veranda wraps elegantly around 3/4 of the home is an amazing setting to unwind and enjoy the peacefulness of the landscaped property. A chain link fence with entrance gate system surrounds the property along with mature spruce, poplar & willow trees. This

exquisite property has in-ground irrigation throughout, plenty of fruit and flowering trees, low maintenance shrubbery, perennials, two garden sheds with a garden plot area (gravel pad for raised garden beds), a 30 x 40 cold storage barn with power, and a fenced pasture on the back 2 acres. The guest house is a beautiful compliment to the main house and offers pristine and private quarters for family or friends that are visiting, or as a potential income opportunity. This open concept residence proudly hosts laminate flooring, a lovely living room, kitchen/dining area, 2 wonderfully sized bedrooms, and two storage rooms. Below is a garage area with in-floor heating, tiled flooring, custom cabinetry for tool and a large storage area. This stunning home leaves no stone left unturned when it comes to attention to detail and pride of ownership. Intricate craftsman details, 2 high efficient furnaces with damper system, clean air return, on demand hot water, control 4 system throughout wired with HDMI cable, and the list goes on. A wonderful family home with elite class living style this property is so much more then a must see, it's an experience.