



**104 Spruce Valley Gate
Saprae Creek, Alberta**

MLS # A2122940



\$899,900

Division:	Saprae Creek Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,367 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	1.98 Acres		
Lot Feat:	Gazebo, Landscaped, Underground Sprinklers		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	SE
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Separate Entrance		

Inclusions: Existing S/S double oven stove, OTR Microwave, Fridge w/French door & entertainment/water feature, dishwasher, under cabinet radio, exterior gazebo / atrium screened in off back deck, natural gas BBQ hookup, hot tub and hots, tub cover and all accessories, all underground irrigation system, all outside electrical, lamp, pond w/statue, all TV wall mounts, all light fixtures, all ceiling fans, boiler system in basement and garage and shop, all cabinets in all bathrooms in shop & metal surface on walls in work shop (excludes all red cabinets in workspace/shop)

Live in SAPRAE CREEK ESTATES! LOOKING FOR A LUXEROUS CUSTOM HOME WITH ALL THE BELLS AND WHISTLES, Attached HEATED Garage and a MASSIVE 30' X 50 HEATED SHOP WITH LOFT, You have found your OASIS! This beautiful executive home with 3416 SF of Total Living Space, sits on almost 2 acres of land that is landscaped with a paved driveway, underground irrigation system, fenced with rot iron fenced, and lighted entrance with decorative pond, and off the back of the home is a covered deck with glass railings and a hot tub, overlooking your beautiful backyard. Inside you will find higher end finishing, beautiful kitchen with granite countertops, great room, dining and garden door leading to rear deck with gas BBQ hookups. The upper floor features a custom staircase, leading to 4 bedrooms, 2 full baths with the massive primary bedroom is the perfect spot to relax boasting a walk in closet, and 5 pc ensuite bathroom. There are 3 more bedrooms all a good size, which is perfect for the growing family! The basement is developed with SEPARATE Entrance, recreational / family room, 3 pc bathroom and a 5th bedroom. The basement has in floor heating. Outside is a mechanics DREAM with tons of room for parking vehicles, and a 30' x 50' HEATED Shop with metal staircase leading to a loft that features a 3pc bathroom and lounge area, the PERFECT place to hang out with friends. RV Parking and so much more! So many things to LOVE above this home, SEEING IS BELIEVING! Please allow 24 hours notice for showings.