



**23 Freestone Way
Saprae Creek, Alberta**

MLS # A2147367



\$799,900

Division:	Saprae Creek Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,058 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Additional Parking, Driveway, Garage Faces Side, Triple Garage Attached		
Lot Size:	1.73 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Tr		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SE
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Dry Bar, French Door, Laminate Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Sold as is, where is on possession		

23 Freestone Way- Your 2 Storey home with attached triple car garage is situated on a massive 1.74 acre lot. Pulling up to your home you will be greeted with a massive driveway and large covered front porch. As you walk into the front foyer you will find a beautifully rounded staircase. The main floor offers a traditional floor plan with a front sunken living room, hardwood flooring, and gas fireplace, providing an abundance of natural lighting with large windows and scenery out of every window. The massive kitchen has solid wood cabinetry, A centre island providing lots of cupboard and countertop space with gas hook up for your stove. Your kitchen is opened to a large dinette area And second seating area, great for entertaining. Upstairs, you Have French doors leading to your oversize primary room that overlooks the massive yard, it has a five piece en suite and closet with built-ins. You will also find for more large bedrooms, a four piece bathroom, a massive bonus room area over the triple car garage that also provides separate entrance access and a bathroom, giving the convenience and opportunity for a nanny, Sweet or possible rental space if proper permits, etc., are obtained by the municipality. The basement is almost fully complete with a dry bar area, large rec room area and storage space opportunity to add bedroom and flooring. The backyard provides more storage space with a large shed, offering an overhead door as well as a potential guest house that has a two-piece powder room and a dry bar area with wood-burning fireplace. This guest house is finished beautifully with wood plank, walls, and ceiling. The fireplace is finished with beautiful stonework, this home is a must see and the opportunities are endless. Your home is close to the international airport, minutes from the ski hill, and 18 hole golf course, a Skate park, ice, rinks, mini

golf, driving range, Park, outdoor playgrounds, walking trails, and so much more. Call today for your private viewing