



**233 Rivers Bend Close
Dead Man's Flats, Alberta**

MLS # A2155981



\$1,750,000

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|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,644 sq.ft. | Age: | 2017 (7 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Low Maintenance Landscape, No Neighbours Behind, | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | In Floor, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Cork, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Concrete, Wood Frame | Zoning: | R1-S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Open Floorplan, Separate Entrance, Vinyl Windows | | |

Inclusions: Fridge X3, Stove X3, Microwave-BI X2, Microwave, Dishwasher X2, Hoodfan, Washer & Dryer, Stackable Washer & Dryer, Garage door opener & 1 remote

CLICK BROCHURE FOR FULL VIDEO, PHOTOS AND ALL INFO. Discover the epitome of mountain living in this exceptional 2-storey property located in the highly coveted community of Dead Man's Flats. Boasting six bedrooms and five bathrooms, this residence is designed to meet diverse lifestyle needs. Unique to this home is the inclusion of a legal one-bedroom suite and a nanny/mother-in-law quarters, providing both functionality and flexibility. Every room frames breathtaking views of the Rockies through expansive windows, creating a sense of connection with the surrounding natural beauty. The gourmet kitchen is a chef's delight with upgraded walnut cabinetry, quartz countertops, and stainless steel appliances. The inviting living room, featuring a gas fireplace, provides a warm and welcoming space for gatherings. Luxurious details include heated upper bathroom floors, a custom shower with a rain shower in the en suite, in-floor heating in the basement, and heated garage floors. The property's exterior showcases an upgraded metal tile roof and a hot tub pad, inviting you to relax while surrounded by scenic beauty. Conveniently located just steps away from the new recreation facility, the home encourages an active lifestyle for the entire family, with endless paths and trails waiting to be explored. With its exquisite details, mountain views, and versatile living spaces, this property offers a unique opportunity to embrace the perfect blend of luxury and natural charm in Dead Man's Flats.