



GRASSROOTS
REALTY GROUP

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4 Poplar Crescent Rural Lacombe County, Alberta

MLS # A2188710



\$890,000

Division:	Birch Bay		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,440 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	8
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Storage, Tankless Hot Water, Vinyl Windows, Wet Bar		

Inclusions: Fridge, Gas Stove, Hood Fan, Built In Dishwasher, Microwave, Washer, Dryer, Window Coverings, Air Conditioner, Iron Filter, Gazebo, Security System (no contract), Greenhouse, Cabbage Grater (antique mounted above dining room door), Whole Home Generator, Two Garage Door Controls.

FULLY FINISHED LAKE HOUSE WITH ALL THE BELLS AND WHISTLES! NEARLY 4000 SQ. FT. IN FINISHED LIVING SPACE AND 1065 SQ. FT. IN OUTDOOR DECK SPACE! The owners have thought of every comfort and convenience when updating this gorgeous two story in Birch Bay. Enter the wooded property on the circular driveway, convenient for pulling in boats, trailers, etc. The wrap around porch has composite decking for low maintenance. Enter into the large entry or off the deck into the mud room/laundry room, with cabinets and extensive storage. You'll be in awe of the great room, with 18 ft ceilings, huge rock faced fireplace, and large mantel. This is the epitome of a great room! It's open to the well appointed kitchen, with upscale appliances, wood cabinetry, and granite counter tops. The dining area overlooks the back yard and has access to the deck and gazebo area for outdoor entertaining and dining. The owner's suite is on the main floor, for easy access. It has a full 5 piece bathroom with claw foot tub, double vanity, and tiled shower. The upper level is perfect for a library, reading area, or office space as it overlooks the main floor and the windows out to the yard. The upper floors has two spacious bedrooms with a jack and jill bathroom . The lower level has a wet bar and full family room/theatre room. There are two additional bedrooms and a full bathroom on this level as well. You'll love the extensive storage that this house affords. The oversized double garage is heated and perfect for storing vehicles and toys. The yard is fenced for pets and has a fire pit, large storage shed with loft and a spacious greenhouse. The house is equipped with hot and cold water taps outside, a whole house generator, leaf filter gutters, central air conditioning, iron filter, and roof sprinklers in case of fire. There's nothing left to do but move in and enjoy lake life!