

# \$1,250,000 - 176 Sapræ Crescent, Sapræ Creek

MLS® #A2127284

**\$1,250,000**

5 Bedroom, 3.00 Bathroom, 2,784 sqft

Residential on 2.92 Acres

Sapræ Creek Estates, Sapræ Creek, Alberta

**YOUR LOVE STOREY BEGINS HERE..!**

(Home has been virtually staged) Some say only in storey books do we see such beauty! Imagine finding a wonderful picturesque rustic home, driving up a long meandering driveway, that reveals a gorgeous "log style" retreat, w/front porch, sitting on 2.9 ACREAGE of land, that features a detached TRIPLE GARAGE, plus an HEATED ART STUIDO! So many RENOVATIONS over the years, such as (2009 - shingles w/ridge venting, Joe's Custom Kitchen, 2010 - Master bath remodeled, 2011- bonus room flooring, 2013- lower main bath remodeled, 2017/18 Basement developed w/permits) As you enter the home, YOU WILL FALL IN LOVE! Vaulted ceilings, the rustic cabin feel open concept floor plan, w/a wood fireplace, great for cozying up in winter, & the heated sunroom off the rear of the home, surrounded by mature trees & a berm offering privacy & solitude for nature lovers! If you LOVE OUTDOORS, DREAM DETACHED Garage! SEEING IS BELIEVING! A MUST TO OWN, close to ATV Trails, parks, ski-hill & more! AVAILABLE FOR QUICK POSSESSION! ACT FAST!



Built in 1996

## Essential Information

MLS® # A2127284

Price \$1,250,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,784
Acres	2.92
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### **Community Information**

Address	176 Saprae Crescent
Subdivision	Saprae Creek Estates
City	Saprae Creek
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5B4

### **Amenities**

Amenities	RV/Boat Storage
Utilities	Garbage Collection, Natural Gas at Lot Line
Parking	Heated Garage, RV Access/Parking, Gravel Driveway, Insulated, Stall
# of Garages	3

### **Interior**

Interior Features	Beamed Ceilings, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Brush, Landscaped, Private, Wooded, Standard Shaped Lot

Roof	Asphalt
Construction	See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 5th, 2024
Days on Market	376
Zoning	SE

**Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.