

# \$778,900 - 160 Community Lane, Sapræ Creek

MLS® #A2242690

**\$778,900**

4 Bedroom, 2.00 Bathroom, 1,572 sqft

Residential on 1.81 Acres

Sapræ Creek Estates, Sapræ Creek, Alberta

Immaculate custom built home on 1.81 acres of land. This is acreage living at its best . welcome to 160 Community Lane . this beautifully Maintained and immaculately kept custom built home is nestled on a serene and private 1.81 acre parcel of land. Itâ€™s a true gem for those seeking peaceful, acreage living without sacrificing, comfort or style. From the moment you enter, youâ€™ll be struck by the attention to detail and the pride of ownership throughout. Step into the spacious foyer, thoughtfully designed with custom built in cabinetry and storage compartments, leading you into a warm and inviting formal living room featuring gleaming hardwood floors, large bright windows and charming built-in bookshelves. All baseboards and trim throughout our oak. 90% of the window panes throughout have been replaced .

The heart of this home is the stunning updated kitchen renovated just three years ago. It offers an abundance of custom cabinetry, a centre island with more cabinets and a prep sink, And stylish finishes, perfect for every day cooking & entertaining. Boasting new kitchen appliances featuring a Built-in wall oven and microwave compartment, countertop cooktop, kitchen sink looks out to your back yard with breathtaking views it truly make this Kitchen a dream kitchen .other features are under cabinet, lighting, spice drawers, utility drawer, Lazy Susan pull out, chefâ€™s pantry, a broom closet, file drawer beside the desk,



beautiful cabinets are solid oak . Enjoy the open concept, dining area, ideal for host hosting with a Large dining area, ample room for a spacious table & buffet hutch also finished with Rich wood flooring & Conveniently open to the kitchen, then just off the kitchen is an amazing sunny, Breakfast nook , featuring tile flooring (with in floor heat) and all surrounded by beautiful big windows offering breathtaking views of the property and filling the space with so much natural light. There is a garden door off the dinette to the beautiful oasis of a backyard boasting a large back deck with a walkway to a custom built gazebo crafted from BC FIR Complete with the wood-burning stove .

Back inside upstairs you will find three generous bedrooms, including a beautiful primary suite with access to a spa like 4 pcs. bathroom, featuring soaker tub, stand up shower, and a picturesque view of the backyard. two more generous size rooms . the lower level boasts a spacious family room W/ cork flooring, built-in cabinets & cozy wood-burning fireplace, making it perfect For those relaxing evenings. Adjacent is a versatile large back mudroom/exercise room with access to a 3 pcs. bathroom and the double attached heated garage W/ new epoxy flooring, new furnace & new garage & man door & recently painted.

in the Basement level You will find another family room with an Natural gas stove . Also a 4th bedroom. Storage & utility area W/ new hot water tank and 2-90% high-efficiency furnaces W/ electronic air filters installed in 2017, shingles 2017 Septic 2023

Built in 1991

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2242690  |
| Price  | \$778,900 |

|                |                                           |
|----------------|-------------------------------------------|
| Bedrooms       | 4                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 1,572                                     |
| Acres          | 1.81                                      |
| Year Built     | 1991                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 160 Community Lane   |
| Subdivision | Saprae Creek Estates |
| City        | Saprae Creek         |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H5B4               |

### Amenities

|                |                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Natural Gas Connected, Garbage Collection                                                                                             |
| Parking Spaces | 8                                                                                                                                     |
| Parking        | Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, RV Access/Parking |
| # of Garages   | 2                                                                                                                                     |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows                                                              |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Induction Cooktop, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                        |
| Cooling           | None                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Family Room, Gas, Mantle                                                                                                                       |
| Has Basement      | Yes                                                                                                                                            |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
|-------------------|----------------------|

|                 |                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private |
|-----------------|--------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |            |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

|            |      |
|------------|------|
| Foundation | Wood |
|------------|------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 25th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 32 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | SE |
|--------|----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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