

**30 Executive Estates  
Canyon Creek, Alberta**

**MLS # A2216841**



**\$2,400,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,708 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached, Quad or More Detached, RV Garage		
<b>Lot Size:</b>	3.98 Acres		
<b>Lot Feat:</b>	Beach, Gentle Sloping, Irregular Lot, Lake, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Other, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Sauna, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Wooden Garage Cabinet

Yowza! Executive Lakefront Living with Every Feature You Could Dream Of &dash; And More! This extraordinary 3700+ sqft estate in Executive Estates, Canyon Creek is truly one-of-a-kind. Nestled on a breathtaking lakefront 3.8-acre lot, this property combines luxury, functionality, and outdoor adventure like no other. The main home offers 4 bedrooms and 4 bathrooms, including a spacious primary suite with hardwood floors, soaker tub, stand-up shower, and stunning lake-facing windows. The chef's kitchen is a showstopper with rich dark walnut cabinetry, granite countertops, built-in oven, microwave hood fan, countertop stove, and a sunny breakfast nook overlooking the lake. A four-season sunroom adds to the charm and provides year-round relaxation. The original attached garage has been thoughtfully converted into a bright and expansive family room, complete with porcelain tile flooring, large windows, and a cozy pellet stove. Also on the main floor: a home office with built-in cabinetry, laundry room, and a 3-pc bath with a built-in sauna. Head upstairs to find three more generously sized bedrooms and a full bath, all connected by a unique hallway cut-out feature that overlooks the main level. The basement boasts an additional bedroom, a 4-pc bathroom, and a large recreation room&dash;perfect for family movie nights or guests. Outside, this property is an entertainer's dream: "Toyshop" building with full kitchen, bedroom, and room to park your RVs, quads, or snowmobiles&dash;plus a covered patio for BBQs and gatherings; Detached double garage; a Massive 4-bay woodshop with a walk-in cooler and hooks for the hunting enthusiast; Asphalt driveway leads to all buildings, offering convenience and a clean aesthetic; Backup generator for peace of mind; Rubber shingles on all buildings for uniformity and function, the hot tub on the deck

for ultimate relaxation; Underground sprinkler system with 100% coverage of the entire property. Whether you're a hobbyist, entertainer, nature lover, or all of the above, this property delivers luxury, space, privacy, and functionality in equal measure. This is more than a home—it's a lifestyle. You have to see this property, and experience the unmatched value of this Canyon Creek gem!