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30 Executive Estates Canyon Creek, Alberta

MLS # A2216841



\$2,400,000

NONE Division: Residential/House Type: Style: 1 and Half Storey, Acreage with Residence Size: 3,708 sq.ft. Age: 1993 (32 yrs old) **Beds:** Baths: Garage: Double Garage Detached, Quad or More Detached, RV Garage Lot Size: 3.98 Acres Lot Feat: Beach, Gentle Sloping, Irregular Lot, Lake, Landscaped, Lawn, Many Trees

Heating: Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile, Hardwood, Linoleum, Slate Roof: Condo Fee: Rubber **Basement:** LLD: Finished, Full Exterior: Zoning: Brick, Concrete, Stucco, Wood Frame RS Foundation: Other, Slab **Utilities:** Features: 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 – 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—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—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

