



**173 Sommer Way
Saprae Creek, Alberta**

MLS # A2180814

Inclusions: Main Floor: Fridge, Gas Stove, Microwave, Washer, Dryer, All window coverings, 2 A/C units, Central vac, Basement: Fridge, Stove, Dishwasher, Microwave, All window coverings,

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basement features a full kitchen with granite countertops, SS appliances, theatre room, 3 bed and 1 full bath. The lower level has an incredible, oversized 19'4" x 37'9" storage area. The stone fireplace centrepiece from the main level extends down into the basement & adds a comforting ambience. Outside you will find a spacious covered porch with a stamped concrete base w/ a path that extends out to the backyard fire pit area. This lot boasts 4.49 acres, a beautiful landscaped yard and an extensive irrigation system. Take in the panoramic views from the oversized back deck that has recently been upgraded with glass railing. Plenty of room for your toys! There is an attached 28'10" x 35'8" triple car garage with in-floor heat. Another detached, oversized, triple door 43' x 40'10" shop has two 10' overhead doors, with a third, middle 14' overhead door. It has in-floor heating, 240 amp power, a 21' ceiling at the middle peak and is roughed in for a bathroom. This 2008 custom build cost over \$4.5 million. Over \$500k spent on exposed aggregate driveway & detached garage foundation. This home has been upgraded with a new domestic heating system, water boiler in 2020, new furnace motors in 2018/2019, A/C, metal roof and ICF foundation. SPEC SHEET AVAILABLE!--