

# **\$799,900 - 14 Spruce Road, Rural Lac Ste. Anne County**

MLS® #E4426967

**\$799,900**

4 Bedroom, 2.50 Bathroom, 1,744 sqft

Rural on 0.01 Acres

Birch Cove, Rural Lac Ste. Anne County, AB

Welcome to one of Birch Cove's finest Lakeview homes. It's not often that you get to experience a beautifully renovated over 2,600 sqft of living area 5 bed 3 bath lake home with walk-out basement & beautiful views from all 3 levels. The main floor has a beautiful rich coloured kitchen cabinetry, granite countertops, hardwood floors & beautiful stone fireplaces on each level. Whether you're enjoying the day hosting family & friends for dinner or taking the fun downstairs to the games room or enjoying a romantic evening in the amazing master suite on the top level facing the lake with beautiful views, this is where you'll want to do it. Every renovation detail scrutinized! Whether it be warm tones, craftsmanship, finishing materials, or the sound system, stone work, or flow, or even the master suite & deck boasting open views from your castle! Custom under deck drainage channels & sophistication throughout. Words cannot describe the quality luxury feeling you will see, feel, & live & breathe in this home!

Built in 1980

## **Essential Information**

MLS® # E4426967

Price \$799,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,744
Acres	0.01
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	14 Spruce Road
Area	Rural Lac Ste. Anne County
Subdivision	Birch Cove
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0X0

### **Amenities**

Features	Air Conditioner, Closet Organizers, Club House, Deck, Fire Pit, Front Porch, Hot Water Natural Gas, Social Rooms, Storage-In-Suite, Television Connection, Vinyl Windows, Walkout Basement, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	4

### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Fruit Trees/Shrubs, Hillside, Lake Access Property, Lake View, No Through Road, Playground Nearby, Recreation Use, Waterfront

	Property, See Remarks, Private Park Access
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	92
Zoning	Zone 72

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