

# \$1,250,000 - 176 Sapræ Crescent, Sapræ Creek

MLS® #A2235473

**\$1,250,000**

5 Bedroom, 3.00 Bathroom, 2,784 sqft

Residential on 2.92 Acres

Sapræ Creek Estates, Sapræ Creek, Alberta

**YOUR LOVE STOREY BEGINS HERE..!**

(Home has been virtually staged) Some say only in storey books do we see such beauty! Imagine finding a wonderful picturesque rustic home, driving up a long meandering driveway, that reveals a gorgeous "log style" retreat, w/front porch, sitting on 2.9 ACREAGE of land, that features a detached TRIPLE GARAGE, plus an HEATED ART STUIDO! So many RENOVATIONS over the years, such as (2009 - shingles w/ridge venting, Joe's Custom Kitchen, 2010 - Master bath remodeled, 2011- bonus room flooring, 2013- lower main bath remodeled, 2017/18 Basement developed w/permits) As you enter the home, YOU WILL FALL IN LOVE! Vaulted ceilings, the rustic cabin feel open concept floor plan, w/a wood fireplace, great for cozying up in winter, & the heated sunroom off the rear of the home, surrounded by mature trees & a berm offering privacy & solitude for nature lovers! If you LOVE OUTDOORS, DREAM DETACHED Garage! SEEING IS BELIEVING! A MUST TO OWN, close to ATV Trails, parks, ski-hill & more! AVAILABLE FOR QUICK POSSESSION! ACT FAST!



Built in 1996

## Essential Information

MLS® # A2235473

Price \$1,250,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,784
Acres	2.92
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	176 Saprae Crescent
Subdivision	Saprae Creek Estates
City	Saprae Creek
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5B4

### **Amenities**

Amenities	RV/Boat Storage
Utilities	Garbage Collection, Natural Gas at Lot Line
Parking	Heated Garage, Insulated, RV Access/Parking, Stall, Gravel Driveway
# of Garages	3

### **Interior**

Interior Features	Beamed Ceilings, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Private, Brush, Wooded

Roof	Asphalt
Construction	See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 28th, 2025
Days on Market	23
Zoning	SE

**Listing Details**

Listing Office	RE/MAX Connect
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