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10313 86 Street
Peace River, Alberta

MLS # A2156743



\$989,500

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,588 sq.ft.	Age:	2013 (11 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.60 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1A(20)
Foundation:	ICF Block	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: All existing window blinds, shed

Exquisite, one owner luxury home in Saddleback, masterfully designed and crafted, is ready for YOU! You will fall in love first with the stunning curb appeal and next with the panoramic views out over the West side of Peace River and its twinkling town lights, creating a captivating scene for this extraordinary home. A large foyer greets you upon entrance leading into the living space with large windows allowing an abundance of sunlight to brighten the home. You have built in features with a gas fireplace. Connecting is the kitchen with beautiful cabinetry, granite countertops, plenty of cupboards & counter space, including a large island with an eating bar and there is also a pantry. Adjacent the kitchen is the dining room with patio doors to the large back deck and impressive landscaping. The living room shares a see through fireplace with the warm and inviting sunroom. This is the perfect place to soak in the sun in the privacy of your home while still being able to enjoy views out to the hills. Upstairs are four bedrooms and the conveniently located laundry room saving you trips up and down the stairs with laundry. The primary suite is spacious and impressive with its 5 piece ensuite and huge walk in closet. A fully finished basement gives you plenty of additional living space and 2 more bedrooms for a total of six bedrooms plus another bathroom. There is storage, a family room and extra space which could be the perfect spot for a home gym. The triple car attached garage is huge and gives you great storage. Landscaping is second to none front and back and has gorgeous gardens, waterfall feature, firepit area, underground irrigation, putting green and the list goes on. This property backs onto the hills and is perched up high offering those stunning views and an opportunity to connect with nature. Whether you are a nature lover or simply seeking a quiet and peaceful location,

this property is a true gem that offers a perfect blend of luxury, comfort, and privacy. No expense was spared in the creation of this custom home. One look and you will agree that you simply could not built all that is here for what the asking price is!