

Magnificent Executive Home!

*308 River Ravine Estates
Rural Brazeau County*

E4146017

\$789,999



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RE/MAX

Vision Realty



Exterior Front

Rural Brazeau County M: 5 R: 7 T: 49 S: 10 Q: NW **LP: \$789,999**
308 49119 RR73 **SP:** M

List ID#: E4146017 **ACTIVE**
Type: Detached Single Family **Nearest Town:** Drayton Valley
Style: Bungalow **Total Acreage:** 0.890
Year Built: 2014 **Bdrms Above:** 3 **Bdrms Total:** 5
Full Baths: 3 **Basement:** Full
Half Baths: 0 **Basement Dev:** Fully Finished
Tot A.G. SqFt: 1,868.42 **Tot A.G. SqM:** 173.58

Welcome to 308 River Ravine Estates. A magnificent executive home with over 3500 sq ft of total living space located on one of the largest acreage style lots in the subdivision. So many features including a chef style kitchen boasting granite counters, espresso maple cabinets, stainless steel appliances, 9 ft radius island, under counter lighting, large windows with plenty of natural lighting, 9 ft ceilings coffered & tray ceilings. The main floor is designed with a large open & bright living area with gas fireplace, gorgeous finishing throughout, & set up with home theater components (incl). 3 bedrooms up with a gorgeous master & 4 piece ensuite (w/soaker tub). Downstairs you will find 2 more bdrms, an exercise room, games/flex room, & a home theater room that will make any guy jealous. Did I mention the fibre optic lighting as well? In floor heat/hot water on demand & central air. With a 1362 sq ft triple car garage all on .8 acres of land backing onto municipal reserve!

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt	
Baths:	0	0	0	2	0	0	Main:			
Ensuite Baths:		0	0	1	0	0	Upper:			
Finished Lvlis:	2						Abv Grd:			
Fireplace:	Yes						Lower:			
Parking:	Triple Garage Attached							Blw Grd:	157.94	1,700.07
							Total A.G.:	173.58	1,868.42	
Living Rm:	5.5x5.5		M	Master Bdrm:	4.11x3.81	M	Media Room			B
Dining Rm:	4.57x3.05		M	Bedroom 2:	3.66x3.2	M	Flex Space			B
Kitchen:	5.02x4.57		M	Bedroom 3:	3.66x3.05	M				
Family Rm:	4.87x4.26		B	Bedroom 4:	3.2x3.66	B				
Den:				Bedroom		B				
Bonus Rm:										

Flooring: Carpet, Ceramic Tile, Vinyl Plank **Foundation:** Concrete
Construction: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Source:** Natural Gas
Exterior: Brick, Vinyl

Site Influen: Cul-De-Sac, Flat Site, Private Setting, Ravine View, Treed Lot, See Remarks **Features:** Ceiling 9 ft., Deck, Exercise Room, Front Porch, Hot Water Tankless, No Smoking Home, R.V. Storage, Vinyl Windows, Wet Bar, See Remarks

Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Wine/Beverage Cooler, See Remarks, Projector, TV Wall Mount **Goods Exclud:**
Restrictions: Restrictive Covenant-Bldg, Utility Right Of Way

Warranty: **Water Supply:** Municipal
Heat Paid For: Paid For **Swr/Septic:** Municipal/Community
Power: Paid For **Out Buildings:**

Condo Name: **Condo Fee**
Condo Fee:
Condo Fee Schedule:

Frontage (M): **Lot Dimen:**
Depth (M): **Lot Shape:**
Road Access: Paved **Land Use:** Compact Country Res.
Conform: Title Insurance **Conform Year:** **Front Expos:** South
Taxes: \$3,128.42 **Tax Year:** 2018

Address 308 49119 RR73
Community River Ravine Estates
Area/City Rural Brazeau County
Zone Zone 90

Listing ID # E4146017
List Price \$789,999



Exterior Front



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining Room



Dining Room



Living Room



Living Room



Living Room



Living Room

Address 308 49119 RR73
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Fireplace



Staircase



Master Bedroom



Master Bath



Bathroom



Bedroom



Bedroom



Exercise Room



Games Room



Media/Theatre Room



Media/Theatre Room



Media/Theatre Room



Media/Theatre Room



Media/Theatre Room



Utility Room