# \$2,400,000 - 30 Executive Estates, Canyon Creek

MLS® #A2216841

# \$2,400,000

3 Bedroom, 4.00 Bathroom, 3,708 sqft Residential on 3.98 Acres

NONE, Canyon Creek, Alberta

Yowza! Executive Lakefront Living with Every Feature You Could Dream Of â€" And More! This extraordinary 3700+ sqft estate in Executive Estates, Canyon Creek is truly one-of-a-kind. Nestled on a breathtaking lakefront 3.8-acre lot, this property combines luxury, functionality, and outdoor adventure like no other. The main home offers 4 bedrooms and 4 bathrooms, including a spacious primary suite with hardwood floors, soaker tub, stand-up shower, and stunning lake-facing windows. The chef's kitchen is a showstopper with rich dark walnut cabinetry, granite countertops, built-in oven, microwave hood fan, countertop stove, and a sunny breakfast nook overlooking the lake. A four-season sunroom adds to the charm and provides year-round relaxation. The original attached garage has been thoughtfully converted into a bright and expansive family room, complete with porcelain tile flooring, large windows, and a cozy pellet stove. Also on the main floor: a home office with built-in cabinetry, laundry room, and a 3-pc bath with a built-in sauna.

Head upstairs to find three more generously sized bedrooms and a full bath, all connected by a unique hallway cut-out feature that overlooks the main level. The basement boasts an additional bedroom, a 4-pc bathroom, and a large recreation roomâ€"perfect for family movie nights or guests. Outside, this property is an entertainer's dream: "Toyshop" building







with full kitchen, bedroom, and room to park your RVs, quads, or snowmobilesâ€"plus a covered patio for BBQs and gatherings; Detached double garage; a Massive 4-bay woodshop with a walk-in cooler and hooks for the hunting enthusiast; Asphalt driveway leads to all buildings, offering convenience and a clean aesthetic; Backup generator for peace of mind; Rubber shingles on all buildings for uniformity and function, the hot tub on the deck for ultimate relaxation; Underground sprinkler system with 100% coverage of the entire property. Whether you're a hobbyist, entertainer, nature lover, or all of the above, this property delivers luxury, space, privacy, and functionality in equal measure. This is more than a homeâ€"it's a lifestyle. You have to see this property, and experience the unmatched value of this Canyon Creek gem!

#### Built in 1993

#### **Essential Information**

MLS® # A2216841

Price \$2,400,000

Bedrooms 3
Bathrooms 4.00

Full Baths 4

Square Footage 3,708 Acres 3.98

Year Built 1993

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

# **Community Information**

Address 30 Executive Estates

Subdivision NONE

City Canyon Creek

County Lesser Slave River No. 124, M.D. of

Province Alberta
Postal Code T0G0M0

## **Amenities**

Parking Double Garage Detached, Quad or More Detached, RV Garage

# of Garages 8

Is Waterfront Yes

Waterfront Beach Access, Beach Front, Lake, Lake Privileges, Waterfront

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Central Vacuum,

Granite Counters, Vinyl Windows, Sauna, Walk-In Closet(s)

Appliances Central Air Conditioner, Built-In Range, Built-In Oven, Convection Oven,

Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Warming

Drawer, Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas, Pellet Stove, Wood Burning

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Covered Courtyard, Dock, BBQ gas line, Fire Pit, Lighting, Misting

System

Lot Description Irregular Lot, Beach, Gentle Sloping, Lake, Lawn, Landscaped, Many

**Trees** 

Roof Rubber

Construction Brick, Concrete, Stucco, Wood Frame

Foundation Other, Slab

#### **Additional Information**

Date Listed May 1st, 2025

Days on Market 187
Zoning RS

## **Listing Details**

Listing Office ROYAL LEPAGE PROGRESSIVE REALTY

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