

# \$1,650,000 - 173 Sommer Way, Sapræ Creek

MLS® #A2180814

**\$1,650,000**

8 Bedroom, 5.00 Bathroom, 4,753 sqft  
Residential on 4.49 Acres

Sapræ Creek Estates, Sapræ Creek, Alberta

4.49 Acres! 40'10" x 43m Shop!  
Welcome to 173 Sommer Way. This custom built 8424 sq ft (total living space), 8 Bed, 5 bath, 1 & 1/2 storey luxury log home is nestled in the private & serene neighbourhood of Sapræ Creek Estates. This extraordinary build has a Canmore inspired mountain design that offers a perfect blend of natural elements with acreage living. The attention to detail on this iconic build is made apparent the moment you enter. From the vaulted pine cathedral ceilings, douglas fir beams, custom spiral staircase & the floor-to-ceiling stone fireplace this home has a warm & rustic charm. The main level boasts engineered hardwood floors, oversized low-e windows, cathedral ceilings, stone finishings, 4 beds & 3 baths. The bright & open country style kitchen has commercial grade appliances, 2 pantries, custom cabinetry, centre island w/ granite countertops, 2 sinks & beautiful dining area. The formal dining room is an incredible space to entertain guests or enjoy large gatherings. Relax & unwind in the bright living room sitting off the kitchen, featuring floor to ceiling dual functioning (gas/wood) stone fireplace w/ exposed wood mantle. The primary bedroom features vaulted ceilings, floor to ceiling windows & access to the back deck which overlooks the tree-line and expansive backyard. A walk-in closet features custom built-in shelving. The spa-like ensuite has ceramic tile floors, dual sinks, granite



countertops, steam shower with rain shower head, corner bench and tile surround. The spacious 3 additional bedrooms have custom closets & high ceilings. Head up the spiral staircase to the loft overlooking the main living space. Upstairs you will find another bedroom & 4 piece bath. The large walk out basement features a full kitchen with granite countertops, SS appliances, theatre room, 3 bed and 1 full bath. The lower level has an incredible, oversized 19'4" x 37'9" storage area. The stone fireplace centerpiece from the main level extends down into the basement & adds a comforting ambience. Outside you will find a spacious covered porch with a stamped concrete base w/ a path that extends out to the backyard fire pit area. This lot boasts 4.49 acres, a beautiful landscaped yard and an extensive irrigation system. Take in the panoramic views from the oversized back deck that has recently been upgraded with glass railing. Plenty of room for your toys! There is an attached 28'10" x 35'8" triple car garage with in-floor heat. Another detached, oversized, triple door 43' x 40'10" shop has two 10' overhead doors, with a third, middle 14' overhead door. It has in-floor heating, 240 amp power, a 21' ceiling at the middle peak and is roughed in for a bathroom. This 2008 custom build cost over \$4.5 million. Over \$500k spent on exposed aggregate driveway & detached garage foundation. This home has been upgraded with a new domestic heating system, water boiler in 2020, new furnace motors in 2018/2019, A/C, metal roof and ICF foundation. SPEC SHEET AVAILABLE!--

Built in 2008

## Essential Information

MLS® #

A2180814

Price	\$1,650,000
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	4,753
Acres	4.49
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	173 Sommer Way
Subdivision	Saprae Creek Estates
City	Saprae Creek
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5B4

### **Amenities**

Parking Spaces	20
Parking	Triple Garage Attached, Triple Garage Detached
# of Garages	8

### **Interior**

Interior Features	French Door, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, See Remarks, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Living Room, See Remarks, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Dog Run, Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Greenbelt, Landscaped, Many Trees, See Remarks
Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 22nd, 2024
Days on Market	224
Zoning	SE

### **Listing Details**

Listing Office           ROYAL LEPAGE BENCHMARK

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