

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

MLS® #A2216841

**\$2,400,000**

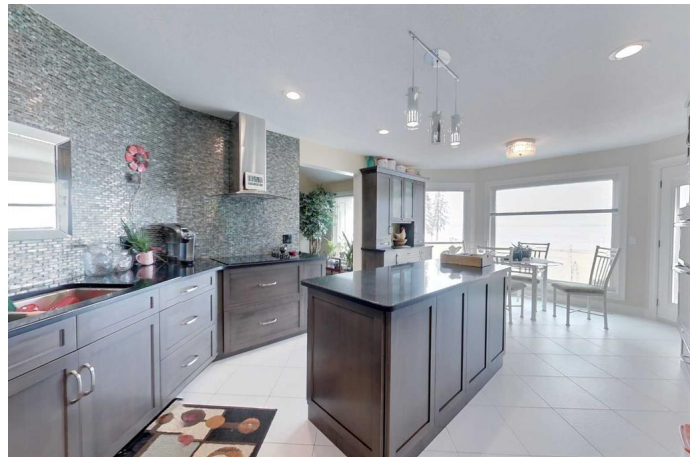
3 Bedroom, 4.00 Bathroom, 3,708 sqft

Residential on 3.98 Acres

NONE, Canyon Creek, Alberta

Yowza! Executive Lakefront Living with Every Feature You Could Dream Of 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 room—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 snowmobiles—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 home—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, Central Vacuum, Closet Organizers, Granite Counters, Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s), Sauna
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Built-In Range, Convection Oven, 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	Fire Pit, Covered Courtyard, Dock, BBQ gas line, Lighting, Misting System
Lot Description	Irregular Lot, Landscaped, Lawn, Beach, Gentle Sloping, Lake, Many Trees
Roof	Rubber
Construction	Concrete, Stucco, Wood Frame, Brick
Foundation	Other, Slab

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	116
Zoning	RS

### **Listing Details**

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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