

# \$778,900 - 160 Community Lane, Sapræ Creek

MLS® #A2242690

**\$778,900**

4 Bedroom, 2.00 Bathroom, 1,572 sqft

Residential on 1.81 Acres

Sapræ Creek Estates, Sapræ Creek, Alberta

Immaculate custom built home on 1.81 acres of land. This is acreage living at its best . welcome to 160 Community Lane . this beautifully Maintained and immaculately kept custom built home is nestled on a serene and private 1.81 acre parcel of land. Itâ€™s a true gem for those seeking peaceful, acreage living without sacrificing, comfort or style. From the moment you enter, youâ€™ll be struck by the attention to detail and the pride of ownership throughout. Step into the spacious foyer, thoughtfully designed with custom built in cabinetry and storage compartments, leading you into a warm and inviting formal living room featuring gleaming hardwood floors, large bright windows and charming built-in bookshelves. All baseboards and trim throughout our oak. 90% of the window panes throughout have been replaced .

The heart of this home is the stunning updated kitchen renovated just three years ago. It offers an abundance of custom cabinetry, a centre island with more cabinets and a prep sink, And stylish finishes, perfect for every day cooking & entertaining. Boasting new kitchen appliances featuring a Built-in wall oven and microwave compartment, countertop cooktop, kitchen sink looks out to your back yard with breathtaking views it truly make this Kitchen a dream kitchen .other features are under cabinet, lighting, spice drawers, utility drawer, Lazy Susan pull out, chefâ€™s pantry, a broom closet, file drawer beside the desk,



beautiful cabinets are solid oak . Enjoy the open concept, dining area, ideal for host hosting with a Large dining area, ample room for a spacious table & buffet hutch also finished with Rich wood flooring & Conveniently open to the kitchen, then just off the kitchen is an amazing sunny, Breakfast nook , featuring tile flooring (with in floor heat) and all surrounded by beautiful big windows offering breathtaking views of the property and filling the space with so much natural light. There is a garden door off the dinette to the beautiful oasis of a backyard boasting a large back deck with a walkway to a custom built gazebo crafted from BC FIR Complete with the wood-burning stove .

Back inside upstairs you will find three generous bedrooms, including a beautiful primary suite with access to a spa like 4 pcs. bathroom, featuring soaker tub, stand up shower, and a picturesque view of the backyard. two more generous size rooms . the lower level boasts a spacious family room W/ cork flooring, built-in cabinets & cozy wood-burning fireplace, making it perfect For those relaxing evenings. Adjacent is a versatile large back mudroom/exercise room with access to a 3 pcs. bathroom and the double attached heated garage W/ new epoxy flooring, new furnace & new garage & man door & recently painted.

in the Basement level You will find another family room with an Natural gas stove . Also a 4th bedroom. Storage & utility area W/ new hot water tank and 2-90% high-efficiency furnaces W/ electronic air filters installed in 2017, shingles 2017 Septic 2023

Built in 1991

## **Essential Information**

MLS® #	A2242690
Price	\$778,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,572
Acres	1.81
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	160 Community Lane
Subdivision	Saprae Creek Estates
City	Saprae Creek
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5B4

### **Amenities**

Utilities	Garbage Collection, Natural Gas Connected
Parking Spaces	8
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, RV Access/Parking, Additional Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Gazebo
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Wood
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## Additional Information

Date Listed	July 25th, 2025
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Days on Market	1
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Zoning	SE
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## Listing Details

Listing Office	COLDWELL BANKER UNITED
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