\$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 182 Zoning RS

Listing Details

Listing Office ROYAL LEPAGE PROGRESSIVE REALTY

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