

# \$1,179,000 - 13 Chinook Crescent, High Level

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MLS® #A2086579

**\$1,179,000**

4 Bedroom, 3.00 Bathroom, 2,660 sqft

Residential on 0.53 Acres

NONE, High Level, Alberta

VENDOR MOTIVATED! A beautiful Custom Executive Home, a sprawling resort-like yard with a fabulous tripled garage. This amazing home comes with all the bells-and- whistles that you'd expect from a home of this caliber...welcome to 13 Chinook Drive ,you'll find this picturesque .50 acre parcel of land hosting a one-of-a-kind 4 Bed+Office/Den/3 Bath Custom haven . This unique home boasts lots of oversized picture windows inviting cheerful natural light indoors, executive finishing with hardwood walnut, tumbled marble & natural slate, that effortlessly combines modern & traditional elements, superb extra features, more storage & parking than you will ever need, and incomparable outdoor living space that makes you feel like you are living at a private 5-star resort! A walkway leads to a pillared porch with an over-height ceiling, while a front 8 ft solid fir door welcomes you into the foyer. Hardwood flooring flows into a stunning Great Room with custom coffered ceiling & maple crown moldings where a generous use of glass visually connects the space to your backyard oasis! A handsome floor-to-ceiling two-sided quarry rock wood fireplace...a great focal point for the room that is ready and waiting to bring warmth and ambiance to your evenings of relaxation & entertaining. The inspiring Chef's Kitchen is a culinary lover's dream-come-true with its abundance of wood cabinetry, sumptuous granite countertops, handmade copper wrapped brick and glass tile



backsplash, a large island with an extended breakfast bar, a frosted glass door that opens to a walk-in Pantry, & quality stainless steel appliances including a double wall oven. From the Dining Room, a garden door opens to allow your gatherings to spill out to a massive 3 tiered deck with custom iron railing leading to the pergola & gazebo while enjoying soft music through the surround sound. This very private retreat offers sun-sational exposure, lovely maintenance free water features & gardens. Stepping back inside you'll find a peaceful Primary Bedroom wing sporting a large walk-in closet with built-ins, and a luxurious 5 pc spa ensuite with dual- cast iron vessel sinks , a stand-alone cast iron clawfoot tub, & a huge glass custom steam shower . From the foyer, french doors open to a delightful Den/Office, while quietly tucked away at the opposite end of the home is a Bedroom & a Bath with a custom slate shower...your pampered guest will enjoy so much privacy & comfort. The handcrafted spiral walnut staircase leads to every entertainer's dream! 10 ft ceilings with open-concept complete with a bar & a Theatre Room to watch the latest movie or game on the 103" big screen. Breathtaking quarry rock pillars & stunning maple built-in library, while tucked away at the opposite end is a fabulous Guest Wing complete with 2 generously-sized Bedrooms, walk-in closets & a 4 pc Bath with custom slate shower, soaker tub and double cast-iron sinks. This home & its exquisiteness, elegance and luxurious is awaiting your admiration.

Built in 2005

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2086579    |
| Price    | \$1,179,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,660       |
| Acres          | 0.53        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 13 Chinook Crescent |
| Subdivision | NONE                |
| City        | High Level          |
| County      | Mackenzie County    |
| Province    | Alberta             |
| Postal Code | T0H1Z0              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Parking Pad, Triple Garage Attached |
| # of Garages   | 3                                   |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Wet Bar, Walk-In Closet(s) |
| Appliances        | Built-In Gas Range, Dishwasher, Double Oven, Dryer, Refrigerator, Washer                      |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Living Room, Wood Burning                                                                     |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                  |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Gazebo, Irregular Lot, |



|              |                                  |
|--------------|----------------------------------|
|              | Landscaped, No Neighbours Behind |
| Roof         | Asphalt Shingle                  |
| Construction | Silent Floor Joists, Stucco      |
| Foundation   | ICF Block                        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2023 |
| Days on Market | 564                |
| Zoning         | R-1                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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