

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

MLS® #A2216841

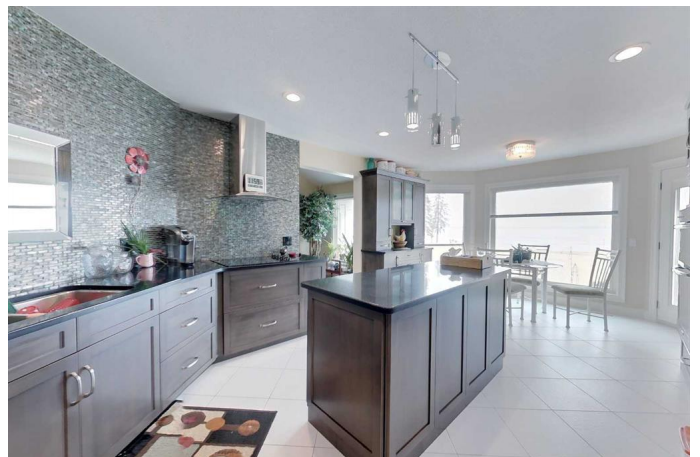
**\$2,400,000**

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, 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 165  
Zoning RS

### **Listing Details**

Listing Office ROYAL LEPAGE PROGRESSIVE REALTY

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