

Courtesy Of Jason De Fraine Of Maxwell Heritage Realty

# \$1,249,000 - 136 Kirpatrick Crescent, Leduc

MLS® #E4426813

**\$1,249,000**

5 Bedroom, 3.50 Bathroom, 3,431 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

This Custom Home Stands Out With Its Clean, Bold & Decidedly Modern Interpretation of "Home." Built Without Compromise, It Reflects Only The Very Best of Building Materials, The Most Expensive Millwork & Finest Appliances. FEATURES: Approx 4887 Total Sq. Ft. of Developed Area. Provides a Complete Range of Space, Storage & Functionality. 6 BDRMS, 4 BTHRMS. Primary Suite Offers Copious Amounts of Space Including a Balcony + an Ultra Chic Ensuite Retreat w/ Stand Alone Soaker Tub. Fireplace/ TV Features. Stunning Spa Rain Shower w/Dual Heads & Body Sprayers. Separate Water Closet w/Toilet + Urinal. Heated Floor/ Towel Rack. Additional Features: Complete Home Automation System- Voice Controlled + Alarm & Monitoring Cameras. Anthem Surround System w/ Projector + Sub. Custom Sonos Sound System w/12 Zones (Inside & Out.) Water Irrigation System. Reverse Osmosis + Robust Air Filtration Systems. Plus So Much More. This Custom Home Offers Every Amenity of Luxury Living.

Built in 2016

## Essential Information

MLS® #	E4426813
Price	\$1,249,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,431
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	136 Kirpatrick Crescent
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W3

### **Amenities**

Amenities	Ceiling 10 ft., Closet Organizers, Deck, Exercise Room, Hot Water Tankless, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Heated, Insulated, Triple Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum Systems, Washer, Water Softener, Wine/Beverage Cooler, Oven Built-In-Two, Garage Heater
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Insert, Wall Mount
Stories	3

Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary West Haven Plublic K-7  
Middle Ohpaho Secondary 8-12  
High Ohpaho Secondary 8-12

### Additional Information

Date Listed March 20th, 2025  
Days on Market 140  
Zoning Zone 81

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