

# \$875,000 - 115 Community Lane, Saprae Creek

MLS® #A2247035

**\$875,000**

7 Bedroom, 5.00 Bathroom, 2,476 sqft

Residential on 2.10 Acres

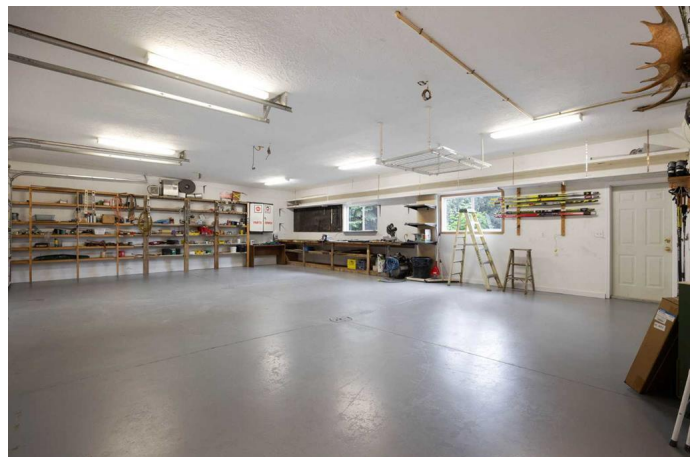
Saprae Creek Estates, Saprae Creek, Alberta

Welcome to 115 Community Lane, a beautifully crafted home nestled on just over two private, treed acres in the sought-after community of Saprae Creek. Thoughtfully designed and meticulously maintained by the original owners, this property offers exceptional quality, generous space, and the privacy that makes acreage living so desirable—perfect for families seeking a peaceful, well-rounded lifestyle.

Built with a durable ICF block foundation and featuring in-floor heating, this custom home offers long-lasting construction and energy efficiency. The triple attached garage with 1/2 bath provides both functionality and convenience, while the surrounding natural setting enhances the sense of seclusion and serenity.

Inside, the main floor offers an open-concept kitchen and dining area, a warm and inviting family room with vaulted ceilings and an abundance of natural light, as well as three spacious bedrooms and a full laundry room, making daily living both comfortable and efficient. Upstairs, a massive bonus/recreation room awaits, complete with an electric fireplace and a full bathroom, offering the perfect space for entertainment, hobbies, or relaxation.

The fully developed basement expands your living options with three additional bedrooms, a



dedicated office, a flex room, a second kitchen, and a cozy family room warmed by a wood-burning fireplace—a fantastic setup for multigenerational living, large family or guests.

Life in Saprae Creek is all about community and lifestyle. With nearby parks, a golf course, and an unmatched community spirit, this location delivers both recreation and connection.

Pride of ownership shines throughout every inch of this home. Don't miss the opportunity to make this exceptional property yours—book your private viewing today.

Built in 1998

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2247035                         |
| Price          | \$875,000                        |
| Bedrooms       | 7                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 4                                |
| Half Baths     | 1                                |
| Square Footage | 2,476                            |
| Acres          | 2.10                             |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 115 Community Lane   |
| Subdivision | Saprae Creek Estates |
| City        | Saprae Creek         |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H 5B4              |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Separate Entrance                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | In Floor, Forced Air                                                                                   |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 2                                                                                                      |
| Fireplaces        | Electric, Wood Burning                                                                                 |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Front Yard, Many Trees, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                       |
| Construction      | See Remarks                                           |
| Foundation        | ICF Block                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 5                 |
| Zoning         | SE                |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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