

**219 Sheppard Ci**  
Leduc, CI



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**\$519,900**

**3 Bedrooms | 3 Bathrooms | 2,138 Sqft**

Spectacular fully finished 2138sq ft 2 storey has so many amazing features, you're going to love it! Offering 3+1 bdrms + den, 3.5 baths, A/C, HEATED dbl attached garage & OUTDOOR OASIS BACKING THE PARK. Large main floor den off entry & before the open concept main area that is designed for everyday living. Kitchen features granite countertops, s/s appliances including gas range, pot drawers & walk-thru pantry. Open to the bright dining area & great room, you can enjoy the ambience of the fireplace anywhere. Spacious mudroom is ideal for every family! Bonus room upstairs gets lots of natural light & situated away from bedrooms. Double doors welcome you into the grand master suite, complete with custom closet & luxurious 5pc ensuite. Main bath & 2 more bdrms down the hall. Convenience of upper level laundry! Basement development boasts custom wall cabinet & bar area, 4th bdrm + 3pc bath. Gorgeous 2-tier composite deck with water feature & custom firepit space + shed in the backyard & tons of room to play!



**Kathy Randal**

Phone: (604) 991-0105

Royal LePage Wheeler Cheam

Office: (604) 792-0077

For full listing details, please scan:

