

\$985,900 - 208 3 Street, Warner

MLS® #A2156166

\$985,900

6 Bedroom, 4.00 Bathroom, 4,526 sqft
Residential on 0.48 Acres

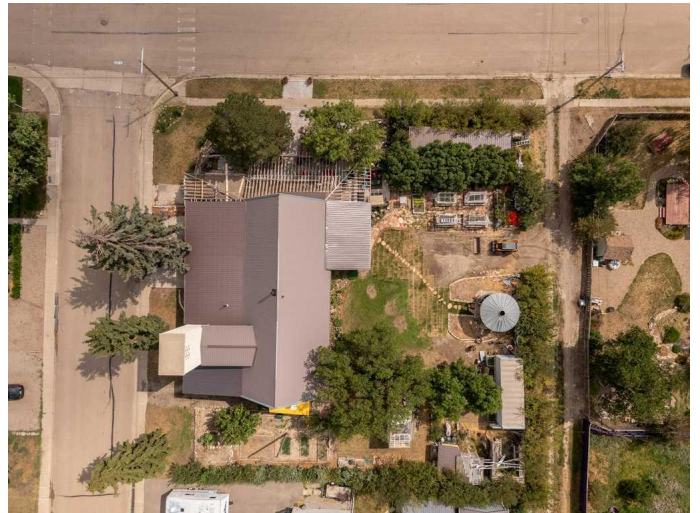
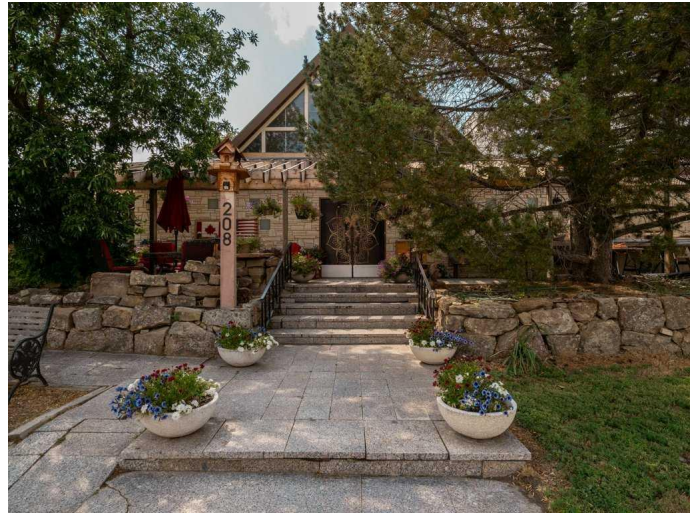
NONE, Warner, Alberta

Prepare to be amazed by this extraordinary transformation! This historic church has been artfully converted and completely renovated into a stunning 6-bedroom, 3-ensuite, 1-bathroom residence. Over 4500sqft of total LIVING SPACE!! Step inside and be greeted by an impressive great room on the main floor that, featuring a lovely kitchen with beautiful granite countertops & breakfast space, a 2nd spacious dining area, and an oversized pantry thatâ€™s perfect for culinary enthusiasts.

The charm continues with a grand fireplace in the living room, where the wood-burning stoveâ€™s masonry extends up to the second story, seamlessly integrating with the family/games room that boasts a cozy gas fireplace. The home includes a dedicated office, a gym, and ample storage space on both the main floor and in the basement.

The primary bedroom is a true retreat, complete with its own fireplace, a walk-through closet, and a luxurious ensuite featuring a soaking tub and a beautifully tiled shower. Each bedroom on the main floor is equipped with its own ensuite, adding both convenience and privacy.

Outdoor enthusiasts will love the expansive 750 sq ft attached garage and the generous outdoor space, ideal for entertaining, hosting gatherings, or adding to the current garden & creating the garden of your dreams. Recent



landscaping enhancements include a charming gazebo that adds to the property's appeal.

Throughout the renovation, thoughtful details were incorporated, such as built-in bookshelves, a playful slide, and carefully selected materials like marble/porcelain tile + the unique tile designs in the showers & flooring, colors/paint, faux limewash walls, upcycled antique dressers turned into vanities that all add to & highlight the home's unique character. It isn't all about the beautiful details but the mechanical details matter too like the IN FLOOR HEATING throughout! A lovely added comfort!

Don't miss the opportunity to experience the full beauty of this property in person. Schedule a showing with any agent and allow yourself extra time to appreciate the distinctive features and charm this home offers.

If you're considering a semi-retirement or seeking a new hobby with the potential to connect with others, this home also operates as an acclaimed Bed & Breakfast with stellar reviews. We can discuss how to make this dream a reality for you.

Built in 1964

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2156166 |
| Price | \$985,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 4,526 |
| Acres | 0.48 |
| Year Built | 1964 |
| Type | Residential |

| | |
|----------|-------------------|
| Sub-Type | Detached |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 208 3 Street |
| Subdivision | NONE |
| City | Warner |
| County | Warner No. 5, County of |
| Province | Alberta |
| Postal Code | T0K 2L0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Additional Parking, Alley Access, Concrete Driveway, Garage Faces Side, Oversized, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Soaking Tub, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating | Boiler, In Floor |
| Cooling | Wall/Window Unit(s) |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Family Room, Gas, Gas Starter, Great Room, Mantle, Masonry, Master Bedroom, Stone, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Covered Courtyard, Garden, Private Entrance, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Few Trees, Gazebo, Lawn, Garden, Landscaped, Level, Many Trees, Private, Rectangular Lot |
| Roof | Metal |

| | |
|--------------|-----------------|
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 8th, 2024 |
| Days on Market | 239 |
| Zoning | RES |

Listing Details

| | |
|----------------|--|
| Listing Office | Century 21 Foothills South Real Estate |
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