

# \$804,900 - 5312 43 Street, Taber

MLS® #A2206760

**\$804,900**

4 Bedroom, 4.00 Bathroom, 2,830 sqft

Residential on 0.14 Acres

NONE, Taber, Alberta

Introducing a truly grand residence, this stunning 2-storey home in the coveted Westview Estates is an absolute must-see! With no detail overlooked, this home commands attention in the neighborhood with its breathtaking curb appeal.

The exterior features underground sprinklers in both the front and backyard, a triple attached heated garage with a mezzanine for additional storage, and a convenient central vacuum system. The grand front porch invites you into this magnificent space, while a rear deck off the dining room and primary bedroom offers serene views of the mature green space and pond that the home backs onto. The picturesque setting from the rear of the home is perfect for summer gatherings, complete with a cozy outdoor firepit area.

As you step inside, you are welcomed by a spacious entry and impressive 9-foot ceilings on the main floor. The office at the front of the home provides a functional workspace, while the expansive mudroom seamlessly connects the garage to the pantry and kitchen—making unloading groceries a breeze. The pantry features a charming coffee bar area for added convenience.

The kitchen is a chef's dream, boasting custom cabinetry, an oversized island, and gorgeous granite countertops throughout. A breakfast bar separates the kitchen from the dining room, which features a vaulted ceiling that enhances the spacious feel and provides stunning views—making it an ideal spot for



savoring your morning coffee.

The inviting living room showcases an accent wall and a gas fireplace, perfect for cozy family gatherings. An elegant 2-piece powder room completes the main floor.

On the upper level, a skylight fills the space with natural light, leading to a versatile bonus room—perfect as a playroom or home theater. The laundry room, equipped with a wash sink, connects to the primary bedroom's expansive walk-in closet. This luxurious primary suite features a private deck with a stunning view and a 6-piece ensuite that dreams are made of, complete with a soaker tub, expansive walk-in shower, dual sinks, and a water closet. A cozy gas fireplace in the bedroom creates the perfect ambiance for relaxing with a good book. The upper level also includes a 4-piece bathroom and two generously sized additional bedrooms.

Descending to the basement, you will find 8-foot ceilings and a vast family room featuring another gas fireplace. A convenient wet bar with a full-sized fridge enhances the entertainment potential of this space. The basement also includes an additional bedroom, a 4-piece bathroom, and a utility room equipped with two high-efficiency hot water tanks and air conditioning—essential for those warm southern Alberta summers.

With grand 8-foot doors throughout, this home exudes elegance and sophistication. This magnificent property is truly a must-see!

Built in 2015

**Essential Information**

MLS® #	A2206760
Price	\$804,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,830
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5312 43 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 0E2

### Amenities

Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Attached, Aggregate, Insulated
# of Garages	3
Waterfront	Pond

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Crown Molding, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Wet Bar
Appliances	Other
Heating	Fireplace(s), Forced Air, Natural Gas, High Efficiency, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Basement, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Dog Run, Fire Pit, Lighting, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting, Dog Run Fenced In, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stone, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	64
Zoning	R-1

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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