

**24 Napoleon Meadows Way
Innisfail, Alberta**
MLS # A2278546
\$775,000

Heating: High Efficiency, In Floor, Forced Air, Natural Gas

Water: -

Floors: Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle, Metal

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame, Wood Siding

Zoning: R-1B

Foundation: Piling(s), Poured Concrete

Utilities: -

Features: Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Picture Frame TV Negotiable

Welcome to 24 Napoleon Meadows Way — a customized Modern Contemporary masterpiece offering 2,317 sq ft of refined luxury, designed and built under the direction of an award-winning architect and interior designer. Completed in June 2025, every detail of this 3 bed, 2.5 bath home has been thoughtfully curated with elevated finishes and advanced systems rarely found in homes of this size. From the striking exterior and oversized heated 3-bay garage (825 sq ft, 13' ceilings, in-floor radiant heat, 50 amp EV circuit, extensive outlets, and plywood-finished walls), to the soaring 18' foyer inside, this home is nothing short of showstopping. The main floor spans 1,036 sq ft with 9' ceilings and features an open-concept living, dining, and kitchen space with upgraded appliances (induction cooktop, upright freezer, built-in microwave/oven, fridge, and dishwasher), a butler's pantry, tech/coffee bar with RO water + food grade fridge, and a wet bar. The rear deck spans 32' x 10', partially covered with gas hookups on both ends — perfect for four-season entertaining. Upstairs, enjoy a fully equipped laundry room with custom cabinetry, sink, large window and linen storage. The private primary suite features heated tile floors, a spa-like ensuite with walk-in tiled shower, soaker tub, and RO water, plus a massive walk-in closet with built-ins. Two additional bedrooms each include their own walk-in closets and share a 3-piece bath. This deluxe home also includes a spacious 833 sq ft unfinished basement with oversized above-grade windows, 9' ceilings, in-floor radiant heating, rough-ins for a wet bar and bath, plus layout drawings ready for future development. Behind the walls, you'll find advanced mechanical upgrades including a full chlorine filtration system, water softener, reverse osmosis with

re-mineralization, and deluxe triple-pane windows and custom window coverings throughout. Set on a 6,119 sq ft lot in a desirable neighbourhood, this home is the perfect blend of architectural excellence, everyday comfort, and long-term value.