

**37304 Cattle Ave**  
Prairieville, LA 70737



**LOGO** COMING  
SOON

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**MLS# 2026007471**



**\$565,000**

**5 Bedrooms | 4 Bathrooms | 3,059 Sqft**

Seller offering \$10,000 towards buyers closing costs. Luxury without the wait move-in-ready home with over \$70,000 in builder upgrades is ready now! Perfectly positioned in Delaune Estates and zoned for top-rated Ascension Parish schools, this stunning 5-bedroom, 4.5-bath residence offers 3,059 living sq ft of elevated design, functional space, & premium finishes. From the painted brick exterior, gas lantern, and exposed beams to the elegant interior details, every space was thoughtfully designed to impress. The open-concept living area features wood beams, custom built-ins, a statement fireplace with upgraded stone surround, & seamless flow into the chef's kitchen. The gourmet kitchen is the heart of the home with a large center island, farmhouse sink, upgraded stone countertops & backsplash, 36-inch gas cooktop with pot filler, stainless appliances, under-cabinet lighting, soft-close cabinetry, & abundant storage. A separate dining room framed with stained wood beams offers flexibility for formal dining, executive office, or study. The spacious primary suite delivers a spa-inspired retreat with separate vanities, soaking tub, walk-in shower, upgraded finishes, and a custom closet with built-ins. Downstairs also includes an additional bedroom/bath and convenient half bath. Upstairs offers three additional bedrooms, multiple baths, an office and a



**Crystal Boudloche**

Phone: (225) 921-2298

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