



**GRASSROOTS**

REALTY GROUP

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**3804 69A Street Close  
Camrose, Alberta**

**MLS # A2284808**



**\$829,900**

<b>Division:</b>	Southwest Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,955 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Irregular Lot, Lands		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener(s) plus controls, Basement Fridge/Freezer, 7 bar stools, Gas BBQ -AS IS

Welcome Home to Pure Elegance. This Custom Built Battle River Home is pristine and ready to impress. Backing a green space and adjacent walking trails. This home has so much to offer with over 1900sqft, Triple Garage with infloor heat, hardwood/tile floors, Stucco exterior, Triple pane windows, Full Basement Finish and many more features you're going to love. From the front entry you'll immediately know this home is special with its 9ft ceilings plus vaults - the eye line carries from front to back with tons of natural light throughout. Through French Doors is the formal front dining room that creates the perfect backdrop for all your family dinners. Into the main living area you'll find a floor to ceiling stone faced wood fireplace. An incredible kitchen awaits with loads of counter space, a centre island, beautiful cabinetry, corner pantry, stainless appliances and custom tile insert/backsplash. Sharing in this space is an option for dinette with raised eating bar or use it in its current way as a secondary sitting area. From here you'll access the no maintenance raised deck that gives views across your private treed yard plus it has a natural gas hook up for bbq. The exquisite Primary Bedroom has it's own gas fireplace, private door to the deck, a walk-in closet and a spa like 5pc ensuite with corner jetted tub, 11ft double vanity, tile floors and upgraded Shower with full surround. The main level rounds out with a 2nd bedroom, 4pc main bath and a dedicated laundry room with sink and upper cabinetry. Down the grand stairs is a fully finished basement with infloor heat that gives a multitude of options. A cozy family room sees a 2 sided fireplace and shares in the space with a full wet bar with its own dishwasher. The other side of the fireplace leads to a private library/study with full built-in maple shelving - a great option for a private home office. 2 additional full bedrooms around

the corner along with an additional 4pc bath finish this wing of the basement. There's an additional 2 rooms open to each other - currently a gym and a small bedroom - consider using the gym as the bedroom and a flex space for guests or a full walk-in closet for a lucky teenager. Finishing off this incredible property is the 27x32 attached garage complete with infloor heating and a floor drain. This home WOWS in so many ways - you have to see for yourself!