



GRASSROOTS

REALTY GROUP

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**27 Bison Crescent
High Level, Alberta**

MLS # A2286738



\$354,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,216 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Looking for a 4 bedroom home in an awesome, quiet neighborhood? We found it!! walking through the front door, the openness of this home welcomes you. Stunning new laminated flooring has been installed through the entire main floor creating an unimpeded flow from room to room. The living room offers an abundance of space for all your furniture and with the open floor plan. You will always be a part of what's going on. The upgraded kitchen has some amazing features. The oversized island features pots & pan drawers and doubles as your breakfast bar. Floating shelves and gorgeous subway tile backsplash add that touch of class to the kitchen. One of the most unique features of the kitchen is a "lazy susan" pretty much unlike one you have seen before. The pictures give you an idea of how the shelves pull out giving you an amazing amount of storage with the ease of getting to those items tucked way in the back. Access to the large deck is just off the dining area. Just down the hall is the main bath that features a new bathtub, tiled walls and a great vanity. 2 bedrooms are the perfect size for your little ones. The Primary features a full ensuite and a fantastic walk in closet with closet organizers. Now for the lower level. There is a very large family room with laminate flooring and just off the family room is a fantastic space where you have a wood burning stove that not only adds ambience to the space but is also going to help with the rising heating costs. There is a 4th great sized bedroom downstairs that has a super great walk in closet. Then, there is an amazing laundry room complete with a top of the line washer & dryer and room for a deep freeze or why not turn the extra space into a great home gym and just off the laundry is a large 3 piece bath with a neo angled shower. One of the things you will love is the pony wall all around the walls downstairs to

display your treasures. A 2 tiered deck means you will have plenty of space to entertain friends & family during the summer nights and the detached garage offers room for your vehicles and plenty of space for a workshop. In addition to this, there is a large garden shed to store all your lawn equipment so you won't need to keep it in the garage. Intrigued? I'm sure you are so why not call today to book your private viewing.