



**GRASSROOTS**  
REALTY GROUP

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225 E 400 S  
Raymond, Alberta

MLS # A2304344



**\$579,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Garage heater

Say hello to the perfect family home with a plethora of fresh updates, and the most picturesque view of the Rocky Mountains straight through your huge living room window. This home has nearly 2,500 sq ft of finished space. You'll be wowed the minute you open the front door and note the fresh wainscoting detail that flows up the stairs to the main floor, setting the tone for what's to come. The main floor boasts vaulted ceilings and large windows all around that make this space feel so grand and bright. Shiplap wall detail gives the room such great character. You'll want to spend every minute sitting in this room enjoying the view out front with no neighbours, just sprawling fields and the Rockies to cap it off. Low maintenance vinyl plank flooring has been installed throughout. The kitchen has fresh countertops, a new stainless steel fridge, corner pantry, and a breakfast bar to feed the kids quick and get them out the door. The school bus will even come pick them up just down the street! Down the hall you'll note the lovely barn door detail, a large, nicely updated 4 piece bathroom, a nice size bedroom, and the primary bedroom with a positively massive walk in closet, and the cutest bathroom around that was just barely updated! Down a few stairs to the basement, you're greeted by a large family room with a wood burning fireplace that will keep this whole space cozy and efficient all winter. The windows are well above grade and provide lovely natural light. Two more great size bedrooms, one with a walk in closet, a 3 piece bathroom with soaker tub, and a nicely updated laundry room with storage round off this floor. The laundry is a busy family's dream with the most functional additions like hanging space, a built in laundry basket system, and cabinets to keep things neat and tidy. There is a huge amount of storage space in this room,

with built in shelves, plus extra storage under the stairs too. The hot water tank is just a year old, and there is a top of the line water softener system ready for you. The attached TRIPLE car, heated garage is every man's dream come true, not to mention the RV parking with double swinging gate. Parking for days!! The deck out back is covered, and has been enclosed on the west side to protect you from the wind, and never limit you to how often you can soak up this space and enjoy the day. There's even a slide to get to the bottom! They've built a lower deck as well, with plenty of room to host all your family and friends. You've got .275 of an acre, and a most incredible back yard with plenty of mature trees that provide excellent privacy. There's a nice size shed, a designated garden space, and all the room for the kids to run and play. This home is located in a quiet family friendly corner of town, just half a block from Corner Lake where you can fish, enjoy the water park in the summer, or stroll on the paved walking path that runs throughout town. You must see this one to appreciate every amazing detail!