



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

605 Maple Place  
Picture Butte, Alberta

MLS # A2307811

**\$495,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Built-in Features, Central Vacuum, Closet Organizers, See Remarks		

**Inclusions:** hot tub, extra flooring & ceiling tiles

This one owner 1294 sq ft raised bungalow features a sprawling and open main floor with sky high vaulted ceilings providing ample natural light. With 3 main floor bedrooms, including an oversized primary bedroom that has 3 piece ensuite and walk in closet. . The basement has a massive family room, bedroom, laundry room, and a flex space that is currently used for a music room, but could easily be converted to another bedroom if needed. The 3 piece bathroom down also includes a hot tub! This home also features gas fireplaces both up and down, The attached garage measures 24' x 24' and has overhead radiant heat. Highly desirable southside location, with fully fenced rear yard, 2 tiered deck with gas outlet, and backing onto an open field affording great southerly views!