



**GRASSROOTS**  
REALTY GROUP

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**5304 Westview Drive  
Rimbey, Alberta**

**MLS # A2312909**



**\$1,390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,926 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Heated Garage, Oversized, Paved, Quad or More		
<b>Lot Size:</b>	0.99 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lands		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

**Inclusions:** All blinds and window coverings, garage door opener and 2 controls, central vac and attachments

Experience refined country living in Evergreen Estates with the convenience of town services and breathtaking panoramic views surrounding this impressive Executive Bungalow with walk out. Offering over 5,700 sq. ft. of custom designed living space, this exceptional property combines comfort, elegance, and functionality in every detail. The expansive heated attached garages provides outstanding space for vehicles, RV parking, hobbies, or workshop needs, while zoned in-floor heating throughout the home and garage add year-round comfort. Inside, the open design is highlighted by soaring 10-foot ceilings, triple-pane windows, quality finishes, and an abundance of natural light. The stunning kitchen was designed with entertaining and everyday living in mind, featuring two oversized islands, quartz countertops, floor-to-ceiling custom cabinetry, stainless steel appliances, and a spacious chef's pantry. The adjoining dining and living areas create a warm and inviting space, complete with a wood-burning fireplace and direct access to the composite deck with gas hookup and incredible countryside views. There is also the added bonus of "Gemstone" exterior lighting. The primary suite is a luxurious retreat with a large picture window, elegant lighting, and a beautifully appointed ensuite showcasing a huge marble tiled shower and dual sinks. The impressive walk-through dressing room includes custom built-ins, shelving, a makeup station, and connects directly to the spacious main floor laundry room with access to the rear deck. The main level also offers an additional bedroom or office, another generous bedroom, a full bathroom, and a separate side entrance designed for everyday family convenience. The fully finished walkout basement continues to impress with a spacious family room featuring a gas fireplace, two

additional bedrooms, a flex or fitness room, craft space, kitchenette/bar area, and a full bathroom. Step outside to enjoy the covered patio and meticulously maintained grounds with irrigation system, concrete driveway and parking. This property is surrounded by mature trees, shrubs and perennials offering low maintenance landscaping, privacy and tranquility. A fantastic greenhouse with ATV parking, storage space, dog run, and loft area adds even more versatility to this incredible property. This home has recently seen fresh paint and custom wall accents in the hallway of the main floor. This is a rare opportunity to enjoy peaceful acreage-style living in town with spectacular sunrise and sunset views just minutes from all amenities.