



**642 Cedar Way**  
**Rural Camrose County, Alberta**

**MLS # A2314140**



**\$699,900**

<b>Division:</b>	Sherman Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	1,976 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Fruit Trees/Shrub(s), Gentle Sloping, Lake, Native Plants,		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	35-43-22-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

**Inclusions:** Negotiable

WELCOME TO LUXURY AT THE LAKE! Down on Cedar Way, right on the water, discover a haven for the nature lovers, the master chef, and those with a love of entertaining. Beginning with the kitchen - WOW! What more could a person want? Honestly, between the enormous island, stainless steel gas range, premium matching stainless fridge and freezer, custom cabinetry everywhere, farmhouse sink, and breakfast bar what else could a person possibly need? How about a breakfast nook with 14' ceiling and wall of windows to enjoy the view!! Still need more?? Okay - HERES A BUTLER'S PANTRY, TOO!! The kitchen flows right into the living room, featuring a beautiful gas log fireplace, stone hearth and timber mantle. take the air through the french doors out onto the west facing deck overlooking the lake. Upstairs, a massive Master bedroom with a very luxurious 5 piece ensuite, west facing balcony, and his and hers walk-in closets (guess which one is bigger...) Five bedrooms in total, and a bathroom on each floor giving us three. of course a home of this caliber offers a double attached garage, a big custom laundry room, and a massive family room with an option for a wood burning stove. Walk out basement right onto a custom patio featuring grand stone retaining walls, and over \$60,000 worth of landscaping throughout the yard!. The backyard is beautifully designed, protected by mature spruce trees, the fire pit is the star of the show and just down the trail are two outbuildings, one for storage and one they threw a bed in, for campouts. One more storage shed out front completes the infrastructure and some beautiful fruit trees that are stunning when in bloom. The property has its own well and septic system, cutting monthly costs down. This a spectacular home, This is Alberta, Amen!