



**3 Montcalm Avenue
Camrose, Alberta**

MLS # A2315219



\$399,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,196 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Level, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

What a neighbourhood! What a street! WHAT A HOUSE! With extensive renovations all throughout the home, enjoy the feel of modern luxury while maintaining the charm of a mature neighbourhood. Tucked under the canopy of trees lining the street, come to find a quaint open concept bungalow welcoming you in with its covered front porch. Through the front entrance the stained oak banister around stairwell makes a statement. All new flooring says 'Come on in!' and into the country kitchen we go. A rustic twist on a french country kitchen, offering all the major appliances you'd come to expect but in stainless steel, plus a glorious wine fridge (new fridge and new gas stove in 2025). Out the side door leads onto the terraced deck complete with new privacy screen. Looking through the peninsula island onto the generously sized living room and WOW, that's a fireplace!! Stone from top to bottom and a wood mantle for full effect - perfection! Down the hall, two bedrooms were conglomerated to make one nice, big Master bedroom, complete with beautiful built in closets. Across the hall a second bedroom that was being used as a nursery and has a really neat piece of art on the wall. The main floor bathroom features an unbelievable jetted corner tub with glass surround. Downstairs is very interesting, big family room with it's own electric fireplace, and an office that could be used as a bedroom, but I can't call it a bedroom because it doesn't have an closet... New flooring throughout down here as well. Big furnace room for added storage and a centrally located laundry room. Finally, there is a big bedroom at the far end of the basement with it's own 2 piece ensuite for the person who really likes to have their own space. Before we chat about the backyard, we need to add that there is all new light fixtures and some new electrical, all bathrooms recently renovated.

Back outside it's hard to see under the snow but there is some lovely new landscaping around both front and back of the house, along with an exposed aggregate driveway and a 16X24 detached garage plus a fully fenced backyard. The home backs onto a school with a huge grassy green space. Another green space a half a block west of the home offers a few more trees. Just blocks away from the swimming pool and arena, and great local shopping is just a moments drive away. This is a great home, this is Alberta, Amen!