



GRASSROOTS
REALTY GROUP

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**325 W 1 Avenue N
Magrath, Alberta**

MLS # A2315552



\$949,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,081 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, S		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge x2, Dishwasher, Gas Stove top, Double Oven, Hood Fan, Washer & Dryer, Window Coverings, TV Mount in basement.

A stunning home inside and out! From the moment you arrive, you'll appreciate the incredible craftsmanship, thoughtful design, and attention to detail throughout. The grand front entrance, lofted living room, double sided fireplace, engineered hardwood flooring, white oak finishes, beautifully designed kitchen, and impressive wall of windows create a space that is both elegant and inviting. The main floor features a spacious guest bedroom complete with its own ensuite, as well as a beautiful office that could also serve as a bedroom, highlighted by French doors and built in shelving. The living room, dining area, and kitchen offer an open concept feel while still maintaining their own distinct spaces. A large pantry, half bathroom, mudroom with built in lockers, and laundry room complete the main level. Upstairs you'll find a cozy sitting area, along with the impressive primary suite featuring a vaulted ceiling, walk in closet, and a luxurious 5 piece ensuite with a soaker tub and separate shower. An additional bedroom also includes its own ensuite while providing access as a shared bathroom if desired. The fully finished basement offers two more bedrooms, a 4 piece bathroom with a separate vanity and makeup area, a spacious family room with a wood burning stove, an exercise room, and plenty of storage space. Additional features include a 200 amp electrical service, on demand hot water, air exchanger, underground sprinklers, and plumbing already in place for central air conditioning. The double attached garage is insulated, drywalled, plumbed for gas, and includes a separate entrance to the basement. There is also a single attached garage, perfect for storing a boat, recreational vehicles, or additional toys. Situated on a beautifully landscaped half acre lot, the yard is fenced, features trees including two apple trees, and is ready for you to enjoy from day

one.