



GRASSROOTS
REALTY GROUP

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**5333 55 Avenue
Bashaw, Alberta**

MLS # A2315837



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,452 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Garage Faces Side, Single Garage Detached		
Lot Size:	1.99 Acres		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Mature Trees		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed, Wood Frame	Zoning:	R.2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Negotiable

Welcome to Bashaw! Decadence paired with stature, on offer is a regal custom home featuring an exposed aggregate courtyard welcoming you onto the concealed front entryway. The attention to detail is evident immediately, greeted by built-in coves for artwork, crown mouldings throughout and wainscoting in the dining room. The Entry welcomes you directly into the main living room, showcasing a gas fireplace with mantle as the centrepiece of the room. Opening onto the formal dining room, emphasis on the form, with the old money theme and a set of glass doors to the covered back deck (GREAT coffee spot!) Kitchen is highly functional with real wood cabinets, an island and nice appliances. A large pantry and main floor laundry lead through to your double attached garage with very high ceilings. Three bedrooms upstairs and a four piece main floor bathroom. The ensuite has just been renovated with a beautiful stepless entry walk in shower. Walk-in closet completes the Master bedroom. Downstairs and you'll find another four piece bathroom bringing the total to three, a custom nook for an assortment of uses, possibly even an office, and a very large family room. The fourth and final bedroom resides down here and has its own foyer to add a level of privacy plus interest. Utility room looks great with the added room for storage, in-floor heat for the basement, forced-air servicing the main level and tankless hot water on demand! Outside is a serviced pad for an RV, a patio with custom pergola off the covered back deck, and second garage! Both buildings are protected by Hardy board for added weather resistance. Bashaw is a dynamite small town in the heart of the province. Surrounded by beautiful, lush countryside, Buffalo Lake (Largest Alberta lake south of Edmonton) just moments away, two 9-hole golf courses within 5 minutes, a K-12 school, a cast of six

doctors, a pharmacy and all the essential amenities to leave you needing nothing. If you'd like a change of scenery, 5 towns of 6-26K populations within 35 minutes provide a variety of experiences to go and have. Come make this your forever home, This Is Alberta, Amen!