



GRASSROOTS
REALTY GROUP

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**5518 52 Street Close
Bashaw, Alberta**

MLS # A2319193



\$569,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, custom window blinds, built-in microwave, shed

Modern Farmhouse Living with Serious Wow-Factor! Located in a Quiet Cul-de-Sac with over 2,000 Sq Ft of thoughtful design. Experience a custom crafted 2-storey home where modern farmhouse style meets everyday comfort. With 4 bedrooms, 4 bathrooms, and beautifully finished living space, this home delivers comfort, character, and room for everyone. Step inside the spacious foyer to an inviting main floor where an open-concept layout is anchored by a floor-to-ceiling stone fireplace—a true showpiece that sets the tone for the entire home. Large windows fill the space with natural light, highlighting the warm finishes. A standout kitchen with timeless wood cabinetry, an oversized island offering ample workspace, and a walk-in pantry that provides exceptional storage and convenience. The upper level features 3 generous bedrooms, including a lovely primary suite complete with a walk-in closet and a private ensuite boasting a double-size tiled shower and double sinks. The fully developed basement adds even more versatility with in-floor heating, a large family room, a fourth bedroom, and a fourth bathroom—perfect for guests, teens, or a quiet retreat. Outside, the curb appeal is exceptional, and the backyard is designed for year-round enjoyment. You’ll love the deck, hot tub, underground sprinklers, and fenced yard—all set within a peaceful cul-de-sac location. The 22' x 38' oversized & heated garage is a rare find, with 220 wiring, hot & cold water and offering plenty of room for vehicles, storage, and even your boat. Small town living has never been better!