



GRASSROOTS
REALTY GROUP

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**336 Butte Place
Stavely, Alberta**

MLS # A2324100



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,469 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame
Foundation:	ICF Block
Features:	Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: GARAGE CONTROLLER(S) & DOOR OPENER, CEILING FAN(S) WINDOW COVERINGS - BLINDS AND CURTAINS, FIRE PIT, COMPOST BINS (X2)

Discover exceptional value in Stavely with approximately 2,933 sq. ft. of developed living space, five bedrooms, three full bathrooms and a double attached garage all for \$449,900. Located on a generous corner lot in one of Stavely's newer neighbourhoods, this spacious bungalow offers three bedrooms on the main floor and two additional bedrooms in the newly developed basement. Vaulted ceilings and a gas fireplace create a bright and inviting main living area, while the kitchen connects easily with the dining and living spaces and features a gas stove, new refrigerator and plenty of workspace. The primary bedroom includes a four-piece ensuite, while main-floor laundry adds everyday convenience. Central air conditioning keeps the home comfortable during the summer, and fresh interior and exterior paint give it a clean, refreshed appearance. The fully finished lower level substantially expands the living space with a large family room, games area, flex space, two bedrooms and a three-piece bathroom. There is ample room for guests, teenagers, hobbies, a home office or simply a comfortable place to relax. Additional features include an energy-efficient ICF foundation, low-maintenance exterior, hardwood, tile and vinyl-plank flooring, and an attached double garage. Outside, the fully fenced and landscaped backyard provides room to garden, entertain or enjoy the outdoors. A composite deck, gazebo and firepit create an inviting setting for summer evenings and gatherings. Stavely is conveniently located along Highway 2, just south of Nanton and north of Claresholm. The community offers a K‐6 school, arena, curling, library, golf course, campground, parks and playgrounds, while providing straightforward access to Calgary, Lethbridge and the surrounding foothills. For buyers seeking substantially more home, yard

and garage for their budget, 336 Butte Place is well worth the drive. Book your private showing and discover how far your dollar can go in Stavely.