



GRASSROOTS
REALTY GROUP

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3005 214 Street
Bellevue, Alberta

MLS # A2326813



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,553 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Concrete Driveway, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Step into timeless elegance with this beautifully crafted 5-bedroom, 3.5-bath home, thoughtfully designed with both comfort and sophistication in mind. From the moment you enter, you're welcomed by a stunning tiled mosaic entry and a detailed spindle staircase that sets the tone for the custom details found throughout. The gourmet kitchen boasts granite countertops, rich custom cabinetry, with above and below cabinet lighting, creating a luxurious space for everyday living and entertaining. Solid wood doors and casings add warmth and character, while custom tile showers bring a spa-like feel to the bathrooms. The fully finished ICF basement is a true bonus, featuring 9' ceilings, oversized above-ground windows that flood the space with natural light, and a convenient kitchenette—perfect for guests or extended family. Additional highlights include a low-maintenance underground sprinkler system and composite deck boards as well as quality finishes throughout. This is a rare opportunity to own a home where craftsmanship meets comfort at every turn.