



GRASSROOTS
REALTY GROUP

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552 Rogers Avenue
Picture Butte, Alberta

MLS # A2327244

\$599,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,534 sq.ft.	Age:	2019 (7 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Flood Plain, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, washer, dryer, dishwasher, window coverings, garage remote (s), playhouse structure

Fall in love the moment you walk through the door! This stunning custom-built 6-bedroom bi-level offers exceptional craftsmanship, thoughtful design, and all the high-end finishes today's buyers are looking for. From the moment you step inside, you'll be welcomed by a spacious entryway featuring a built-in bench, coat hooks, and a striking cascading light fixture that creates an elegant first impression. The bright, open-concept main floor is perfect for both everyday living and entertaining. Cozy up around the beautiful gas fireplace or gather with family and friends in the inviting dining area. The gorgeous kitchen is sure to impress with abundant cabinetry, ample workspace, and a convenient breakfast bar all with granite countertops and spacious pantry. The main level features three spacious bedrooms, including a beautiful primary retreat complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms, a versatile office or playroom, and main floor 4 piece bathroom complete this thoughtfully designed level. Downstairs, you'll discover even more space with three generous bedrooms, a large family room, a full laundry room, a stylish bathroom with a walk-in shower, and the added efficiency of a tankless water heater. Step outside to enjoy your own private backyard oasis. Relax on the elevated deck overlooking the patio, all within a fully fenced yard featuring underground sprinklers in both the front and back for easy maintenance. Offering the perfect blend of modern finishes, functional living space, and small-town charm, this exceptional home is ready to welcome its next family. Don't miss your opportunity to make it yours — book your private showing today!