



**GRASSROOTS**  
REALTY GROUP

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2607 63 Street  
Camrose, Alberta

MLS # A2328412



**\$749,900**

|           |                                                            |        |                   |
|-----------|------------------------------------------------------------|--------|-------------------|
| Division: | Valleyview                                                 |        |                   |
| Type:     | Residential/House                                          |        |                   |
| Style:    | 2 Storey                                                   |        |                   |
| Size:     | 1,551 sq.ft.                                               | Age:   | 2016 (10 yrs old) |
| Beds:     | 4                                                          | Baths: | 3 full / 1 half   |
| Garage:   | RV Access/Parking, Triple Garage Attached                  |        |                   |
| Lot Size: | 0.22 Acre                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Private, Rectangular Lot |        |                   |

|             |                        |            |    |
|-------------|------------------------|------------|----|
| Heating:    | Forced Air             | Water:     | -  |
| Floors:     | Carpet, Hardwood, Tile | Sewer:     | -  |
| Roof:       | Asphalt Shingle        | Condo Fee: | -  |
| Basement:   | Full                   | LLD:       | -  |
| Exterior:   | Vinyl Siding           | Zoning:    | R1 |
| Foundation: | Poured Concrete        | Utilities: | -  |

**Features:** Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge, stove, micro hood fan, dishwasher, washer, dryer, central vac & attachments, garage opener & remotes, A/C, blinds, sump pump, 4 metal wall art pieces

Welcome to Valleyview West, one of Camrose's most coveted family communities. Perfectly positioned on a quiet cul-de-sac just steps from scenic Valleyview Pond, this exceptional two-storey home offers a refined blend of luxury, functionality, and lifestyle. From morning walks around the water to winter skating and hockey with neighbours, and easy access to miles of valley trails, this is a setting where family life truly thrives. Thoughtfully designed, the home welcomes you with a spacious front entry, while the oversized rear mudroom off the triple attached heated garage is tailored for busy households, complete with built-in cubbies, hooks, and ample storage. The garage features floor drains and generous space for vehicles, hobbies, and more. Outside, the expansive 19x60 RV pad with power offers recreational storage or future possibilities like a sport court. Inside, every detail has been carefully considered. Evening ambiance is elevated with both pot lighting and gemstone lighting, creating the perfect setting for entertaining or quiet family nights. Stay comfortable year-round with central A/C throughout. The walk-through pantry seamlessly connects the mudroom to the kitchen, enhancing both flow and function, while a convenient 2-piece powder room completes the main level. At the heart of the home, the bright and open living space is designed to gather and impress. The kitchen showcases a stunning oversized quartz island and abundant workspace, opening into a dining area framed by large windows overlooking the backyard. The inviting living room is filled with natural light, and just off the dining space, a covered composite deck offers an ideal outdoor retreat for relaxing or hosting. Upstairs, you'll find three well-appointed bedrooms, including a serene primary suite featuring a walk-in closet and a spa-inspired 3-piece ensuite with heated floors

and a tiled walk-in shower. A full 4-piece bathroom and convenient upper-level laundry room add everyday ease. The fully finished basement extends your living space with a spacious recreation room, a versatile bedroom or office (no closet), a 3-piece bathroom, and excellent storage options. With its high-end finishes, thoughtful layout, and unbeatable location near the new high school, this Valleyview West home delivers an elevated family lifestyle in one of Camrose's most desirable neighborhoods.