



GRASSROOTS
REALTY GROUP

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304 S 150 W
Raymond, Alberta

MLS # A2332758



\$669,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,006 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	0.37 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Few Trees, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R
Foundation:	ICF Block	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: all window coverings including curtains, rods, and blinds, garage heater, rubber mats, mirrors, punching bag, chin up bar in detached garage.

Custom built with no detail overlooked, this home is built solid, and shows like a magazine cover! From the moment you open the front door you will appreciate the wow factor that the vaulted ceilings and large windows all around provide. This home was very well designed, with an office just off the front door, with close access to a full 3 piece bathroom that is nicely tucked away from the living area. The kitchen is a total dream with a huge island, newer stainless steel appliances, thick granite countertops, lovely real wood cabinets (and plenty of them!), and a corner pantry as well. You'll love the large window right over the kitchen sink with views to the backyard. The living room and dining room are both a great size as well. The primary bedroom is on the main floor, is very spacious, has the cutest window seat you'll want to curl up in and never leave, and don't forget the large walk in closet and the nice 3 piece ensuite with an extra vanity for a nice little makeup area too. One thing this home is not short on is storage…there is a fabulous walk in storage closet on the main floor that is perfect for all your extra kitchen gadgets, or whatever else you might need. The laundry room is conveniently located on the main floor as well, and is the perfect size. Up a few stairs is a great loft area that would make a dreamy play room, craft room, office, or kids bedroom. The basement is fully finished, and packed with features like ICF block construction to keep it super insulated. The basement windows are large and flood the whole space with great natural light. The family room is huge, and elevated by the gas fireplace with added cabinets on either side, providing you with extra storage, and a beautiful looking space. There are three bedrooms down here that are all cute, cute, cute! You don't need to do a thing here, just bring the kids and get settled in.

There are two awesome storage rooms, plus loads of storage under the stairs as well. Another 3 piece bathroom rounds off this floor. This truly is the ultimate family home! Solid wood doors, air conditioning, and custom finish work throughout are just a few features that should not be overlooked. Not only do you have a double attached garage, but there is also a double detached garage with parking for days here! There's room for the boat, the RV, the toys, and whatever else you might need. The corner lot gives you so much flexibility with how you can use this space. Pulling in and out of both garages is a breeze! There is a partially covered deck to sit and enjoy the day, and the kids will love the fabulously sized back yard. Garden boxes are here and ready to roll, just bring your green thumb! Raymond is just a short 20 minute drive from Lethbridge and is stacked with amenities like a great medical clinic, grocery store, pharmacies, restaurants, outdoor swimming pool with water slides, tennis courts, all the kids extracurricular activities, and so much more! Come see all this incredible place has to offer!