



GRASSROOTS
REALTY GROUP

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1016 2 Street NE
Sundre, Alberta

MLS # A2334360



\$619,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,174 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

BRIGHT, SPACIOUS and in a great neighborhood. If loads of windows and lots of natural light is on your check list then you need to see this home. Lets put the primary suite with a 4 piece ensuite and huge walk-in closet on the main floor and you have yourself a winner. The remainder of the main floor is home to an open concept kitchen, dining and living room with floor to ceiling windows as well as a laundry ROOM, front office (or 4th bedroom) and 2 pc bath. Upstairs there is 2 additional bedrooms, a 4 pc bath and loads of storage. Now if that is not enough head downstairs to a potential theater room and a private suite with an outdoor entrance off the back with its own parking perfect for the mother-in-law or teenage kids to transition from. The suite includes a mini kitchen space, 1 bedroom, 4 pc bath and living room. All floors are heated with infloor heat so the basement has its own heat source. With an attached double garage and shed in the back (on a concrete pad) you have a COMPLETE package. So bring the entire family to view this home there is room for everyone.