



GRASSROOTS
REALTY GROUP

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136 12 Avenue NE
Sundre, Alberta

MLS # A2334464



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,465 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaping		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Shed		

Welcome to this exceptional 5-bedroom home—or 4 bedrooms plus a dedicated home office—perfectly situated at the end of a quiet street. Enjoy unmatched privacy with no neighbors on one side or behind, and take in the beautiful views of the open field and forest beyond. The oversized lot offers plenty of space to relax, entertain, and enjoy the peaceful surroundings. Designed with both style and functionality in mind, this home features an impressive grand entryway, extra-wide staircases, soaring ceilings, and an abundance of natural light throughout. The triple attached garage is fully finished and equipped with industrial-grade overhead doors, making it ideal for vehicles, storage, or a workshop. The stunning kitchen is the heart of the home, complete with quartz countertops, full-height cabinetry, wide banker's drawers, dimmable lighting, and plenty of workspace. Patio doors lead to the spacious deck, the perfect spot to enjoy your morning coffee while overlooking the private backyard. The main floor offers two generously sized bedrooms, a full bathroom, and the convenience of main-floor laundry. Upstairs, you'll find a private primary retreat featuring a walk-in closet and a luxurious 4-piece ensuite with dual vanities. The fully finished basement is built for entertaining, boasting a spacious family/theatre room complete with a projector, screen, built-in speakers, and ample room for movie nights. Two additional bedrooms and a beautifully appointed 5-piece bathroom with dual sinks complete the lower level. This meticulously maintained home shows 10/10 and is truly move-in ready. Combining quality finishes, thoughtful design, incredible privacy, and an unbeatable location, this is a home you'll be proud to own.