



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

42077 Range Road 213 Street
Rural Camrose County, Alberta

MLS # A2335594



\$830,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,951 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Quad or More Detached, Single Garage Attached		
Lot Size:	2.41 Acres		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	3-42-21-W4
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Vinyl Windows		
Inclusions:	Negotiable		

WELCOME TO BASHAW! Just a mile North of town you can have the best of both worlds, country living with town convenience and no gravel travel! This one of kind property features a great big house chock full of custom finishes, With James Hardie siding and stone accents, beautiful built-in cabinetry, a vaulted great room with a glorious wall of custom built-ins and a gas fireplace, custom kitchen complete with peninsula island and epoxy counters. Open concept main floor living and an enclosed deck/patio through French doors. Look at these ultra cool louvered shades around this outdoor space giving the option of more/less sunlight and privacy. The deck wraps all the way around the house on three sides and note the unreal terraced courtyard as you walk by. The fire pit resides down a set of stairs from the wrap around deck this space is completely closed off from the outside world. Carry on around deck onto the balcony side and through its own door you'll find the master suite, adorned with beautiful custom cabinets, a big walk in closet and a quaint two piece ensuite. Two more bedrooms down the hallway plus a custom main floor bathroom complete the rooms along the north side of the house. Stepping through the hallway into the very large, very functional front entry and you've also found the laundry hidden away behind custom barn doors. Single attached garage completes the upstairs. Downstairs is a large family room with wood burning stove and a very cool hidden shelving compartment. A dual office with a highly tailored desk and built in cabinetry to maximize the space. AN enormous utility room offers lots of space and, you guessed it, the bathroom is also very custom. heading out the walk out basement door we stroll over to the metal shop which was originally designed for heavy equipment so it's got a 24" concrete floor, fully insulated and heated. It connects

to a second bay that offers welding and houses the utility room, a paint booth and a bay where the CNC machine used to reside. Across the road we find a very impressive 40'X40' cold storage building comprised of two seacans on each side and covered with a steel frame, all built into the hill beside the enclosed courtyard. The pull through driveway was recently paved and the shop yard below is loaded to the gills with good quality gravel. The owner has planted hundreds of trees and the spruce are really starting to take off. An exceptional, unique home that must be seen to be appreciated. This is Alberta, Amen!