



GRASSROOTS
REALTY GROUP

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**55 Riverdale Bend
Whitecourt, Alberta**

MLS # A2336664



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,798 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island		

Inclusions: blinds, pedestals for washer and dryer,

LUXURY meets FUNCTIONALITY at this stunning 2022 custom built two-storey home w triple attached garage. This home boasts 2807 sq. ft on the top 2 floors plus an additional 1197 sq. ft in the basement to finish to your desire! From the moment you walk in, you are greeted by an atmosphere of effortless modern design and sophistication. The harmonious flow of the home is one of it's greatest strengths. The main floor offers an office at the entry way, or playroom as currently used, with a walk-in coat closet in behind. The floorplan opens up to a beautiful setting of kitchen, dining room and living room with the focal point being an 19ft floor to ceiling shiplap fireplace. The dining room has a custom built ceiling that adds a beautiful aesthetic touch. Let's talk this carefully thought out CUSTOM kitchen! Greige cabinetry with built-in features that make living easy (see the pictures), induction stove top with built-in microwave/wall oven duo and luxury Samsung fridge. Check out the butler pantry with amazing storage, set-up for an extra beverage centre & outlets to utilize! The pantry follows into a mudroom with stunning matte black built-in shelving, making after school easy for any family, everyone gets a drawer! Don't forget to peak at the 2-pc bath before heading upstairs, its fun, moody and you will love it! The home was built around the stairs, one of our favourite parts with the neat design, horizontal railings,& built-in LED lights. Walk-up to the Theatre room with built-in surround sound & 11 ft ceilings. The best place to watch a game or hang with the family for a movie! Take the next staircase up to the bedroom level! You have an incredible view of the downstairs living area & the pond across the road through the high end modern black windows! You have upstairs laundry that is plumbed for a sink, 2 great sized kids bedrooms with one hosting a massive

walk-in closet, 4 pc bath, and dreamy primary suite with herringbone flooring, an edgy ceiling detail and the ensuite you've seen on your Pinterest page! The ensuite has a Jetted tub, 6ft Steam shower and double vanity with a make-up desk in the middle! Completing the primary suite is a storage effective walk in closet. This residence features an unfinished basement that has been thoughtfully set-up to accommodate a bedroom with walk in closet, 3/4pc bathroom, storage & living area that features a sleek wet bar overlooking your future golf sim. Let's move outside, to the covered porch with composite decking & concrete in front to sit & watch the kids play in the culdesac. The back has composite decking with wide stair case and beautiful pergola. Yard fully fenced 2025! Electronic Window treatments & blinds installed 2024. The landscaping completed in 2023, 220 power in garage, additional outlets, & heater. The garage is a long triple with 2 exterior doors, one that leads to your potential RV Parking (30 amp plug). This house deserves an incredible family to make it home for years to come!