



GRASSROOTS
REALTY GROUP

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729 5 Street SW
Sundre, Alberta

MLS # A2341137



\$839,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,447 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Pantry		

Inclusions: 2 Garden Box, Garden Shed, Solarium

Located in the Desirable Community of Brookside Estates, this Beautiful Bi-Level truly has All the Extras! Thoughtfully Designed with Upgraded Finishes, Spacious Living Areas, and Plenty of Attention to Detail, this Home Offers the Perfect Combination of Comfort, Style & Functionality. The Main Floor features Vinyl Flooring Throughout and Blackout Blinds on All Windows. At the Heart of the Home is the Impressive Upgraded Kitchen, Complete with Ceiling-Height Cabinetry, Custom Pull-Outs, Under-Cabinet & Under-Island Lighting, Pot Filler, Gas Stove, Garburator, and Samsung Bespoke Appliances. The Oversized Pantry offers Exceptional Storage including an Additional Fridge & Freezer, along with a Dedicated Coffee Bar. The Bright Living Room features a Gas Fireplace, Oversized Ceiling Fan, and convenient In-Floor Electrical Plugs, Creating a Comfortable Space to Relax or Entertain. The Spacious Primary Suite offers Direct Access to the Deck through its own Patio Door, a Large Ensuite, and a Huge Walk-In Closet that also Hosts the Laundry Area for Ultimate Convenience. A Second Bedroom and 4-Piece Main Bathroom completes the Main Level. Downstairs, the Fully Developed Lower Level offers even more Living Space with In-Floor Heat. It Includes a Large Family Room featuring a Bar. Two Additional Oversized Bedrooms feature Huge Windows, Allowing Plenty of Natural Light, along with a 4-Piece Bathroom. The Impressive 24' x 26' Heated Garage features Overhead Heat, Providing Plenty of Room for Vehicles, Storage & Hobbies. Outside, this home offers Fantastic Outdoor Living Space from front to back. The Large Front Veranda provides the Perfect Spot to Relax & Enjoy the Neighborhood, while the Backyard is designed for Entertaining with a 25' x 25' Exposed Aggregate Patio, 14' x 10' Solarium, Garden Shed, Two Raised 4' x 8' Garden Boxes,

and a Rock Firepit Area. Durable Hardie Board Siding adds both Style & Low-Maintenance Appeal. From the Upgraded Kitchen and Spacious Primary Suite to the Fully Developed Lower Level and Fantastic Outdoor Living Space, this Brookside Estates Bi-Level truly has All the Extras and is Ready for its Next Owners!