



GRASSROOTS
REALTY GROUP

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243 N 1A Street E
Magrath, Alberta

MLS # A2341178



\$769,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,427 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, blinds, bar fridge, theatre screen, projector, popcorn machine (as is), and hot tub.

This home is truly one of a kind! From the stone siding and unique layout to the incredible features throughout, there's so much to love about this home. The main level features a bright, open concept living, dining, and kitchen area with vaulted ceilings that create an incredible sense of space. The kitchen has just been updated with quartz countertops, a massive oversized island, and a dedicated nook for the dining table. It flows seamlessly into the living room, making this the perfect space for both everyday living and entertaining. Just off the main living area is a massive, beautifully curved deck with half of it covered, giving you plenty of room to enjoy the outdoors in any weather. The main floor also offers a spacious front office, a convenient half bathroom, and the primary bedroom. The primary bedroom features direct access to the deck and hot tub, a walk in closet, and a luxurious 5 piece ensuite complete with a double vanity, jetted tub, and separate shower. Upstairs you'll find two additional bedrooms, a 4 piece bathroom, and an authentic theatre room that truly makes you feel like you're at the movies. Complete with a 135 inch projector screen and projector, this is the perfect space for movie nights and entertaining. The basement offers a huge recreation room complete with a wet bar, providing plenty of space for the kids, family gatherings, or entertaining guests. You'll also find two additional bedrooms and a 3 piece bathroom. Altogether, this home offers 5 bedrooms, 3.5 bathrooms, an office, and a theatre room. The double attached garage is heated and features loft storage, with infloor heating in both the garage and basement. Situated on a corner lot in a quiet cul-de-sac, the exterior offers a fully fenced yard with underground sprinklers. Unique, spacious, and filled with features you simply don't find in your average home, this is a

property you truly need to see for yourself!