



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

425 Railway Avenue
Cheadle, Alberta

MLS # A2342876



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	2,657 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	1.00 Acre		
Lot Feat:	Few Trees, Rectangular Lot, Sloped Down		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-24-26-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	HRG - Hamlet Residential
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Items/furniture negotiable. Central vacuum "as is"		

Stop scrolling and LOOK at this stunning 2,657 sqft custom home, designed by Lindal, on a beautifully landscaped 1-acre lot in Cheadle. The moment you drive up to this home, you will notice the uniquely striking architecture, perched higher up with your private long driveway. With several young trees, a natural pond behind, and tranquility surrounding the home, you will truly appreciate the nature and beauty, exclusive to you each morning. If you love hearing the birds each morning and watching the ducks, you will fall in love with this location. This home features a flexible 5-bedroom arrangement, 3 full bathrooms, and plenty of additional developed living space, including a walk-out basement, a home-theatre room, a home office overlooking your backyard, an elegant mudroom, stylish kitchen and living room, as well as main floor laundry for convenience. This home features soaring, beamed ceilings throughout the entire home, including every bedroom and the lower level, and plenty of natural light! There are too many luxurious features to count, which will surely bring awe to you and your guests. Upon entering the home, you will be greeted inside the elegant, functional mudroom, showcasing a huge built-in 15-hook hall tree with a bench and additional storage. Just off the mudroom and above the heated double-car garage is the secluded loft-style room, featuring FOUR walk-in closets, that could be used as a very large bedroom, a home library, or music room, which is uniquely separated from the rest of the home for unmatched privacy. The other upper level holds the office overlooking the back pond, and a set of French doors leading into the master. Within the master bedroom is a lengthy walk-in closet, 2 additional small closet spaces, and a large 5pc ensuite bathroom. Open to below is the stunning main floor: a large open kitchen with built-in oven and gas stove

top, pantry, main floor laundry, dining placement, a living room with a gas fireplace, two additional bedrooms and full bathroom complete this large main floor. Down below is the fully finished walk-out basement: an additional bedroom (currently used as a home gym), a home theater room with sound dampening, another full 3 pc bathroom, utility / storage room, and a large family room with sliding patio doors that lead you to your backyard retreat. You have to check out this custom home in person to truly appreciate all the features this home offers. Some of the photos have been edited with virtual AI to add furniture and/or items.