



GRASSROOTS
REALTY GROUP

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2603 63 Street
Camrose, Alberta

MLS # A2342996



\$664,900

Division:	Valleyview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: fridge, stove, dishwasher, micro hood fan, window coverings, A/C, washer, dryer, garage door opener & remotes, tv wall mount, ring door bell (no subscription)

Some homes simply stand out, and this impeccably maintained two-storey in Valleyview West is one of them. This exceptional home combines elevated finishes, thoughtful design, and the kind of functionality that makes family life feel effortless. Immaculately cared for and presenting like new, it is truly one of the most pristine homes you'll find on the market. Step inside and you're immediately welcomed by a bright, airy foyer and striking open staircase, giving the home an impressive first impression. The main level unfolds into a beautifully connected living, dining, and kitchen space, with expansive east-facing windows bringing in an abundance of natural light and creating a stunning backdrop overlooking the backyard. A gorgeous gas fireplace adds warmth and sophistication to the living room, while durable, high-end vinyl plank flooring flows throughout. At the heart of the home, the kitchen delivers both style and function with crisp white cabinetry, gleaming quartz countertops, upgraded stainless steel appliances, and a generous island that is equally suited to busy weekday mornings and weekend baking. The walk-through pantry adds another level of convenience with direct access to the garage, a feature you'll quickly wonder how you ever lived without. The dining area opens directly onto a covered deck, extending your living space outdoors and overlooking a beautifully landscaped, fully fenced backyard. The yard features a lower patio, storage shed, and plenty of green space for kids and pets to enjoy. Completing the main floor is a stylish powder room, along with a well-planned laundry and mudroom with direct garage access, making the comings and goings of a busy household that much easier. Upstairs, the thoughtful layout continues with a cozy bonus room that creates the perfect spot for movie nights, homework, or simply

relaxing at the end of the day. Three bedrooms include a peaceful primary retreat with a walk-in closet and spa-inspired ensuite, while a beautifully appointed 4-piece bathroom serves the additional bedrooms. The finished basement provides even more room to spread out, featuring a welcoming family room with wet bar, an additional bedroom, and a full 3-piece bathroom. Whether you need space for guests, teenagers, hobbies, or family movie nights, this level offers flexibility while maintaining the same polished finish found throughout the home. Beyond the beautiful interiors, practical upgrades include central air conditioning, on-demand hot water, and Dricore subflooring in the basement. Outside, the covered deck and lower patio create a beautifully curated outdoor space that can be enjoyed throughout the seasons. And then there's the location. Just steps from scenic valley views, parks, walking trails, and the new high school, this is a home that offers more than beautiful finishes.