



GRASSROOTS
REALTY GROUP

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**3 Gardner Close
Cayley, Alberta**

MLS # A2345304

\$704,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,404 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Lawn, No Neighbours Behind, Rectangu		

Heating:	In Floor, Fireplace(s), Forced Air, See Remarks	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows		
Inclusions:	N/A		

Stunning Custom built home by Cougar Creek Custom Homes! Corner lot with unobstructed views to the SW of the rolling Foothills and Mountains. Nothing has been over looked here inside with pride of ownership throughout. Come inside the spacious entrance way and see the attention to detail. Engineered hardwood flooring, Granite countertops/ island, huge pantry w/ wood shelving, knotty hickory cabinetry, built in oven, gas range, triple pane windows, A/C, Vacu-flo, RV parking, pergola on upper deck and outside permanent holiday lighting on the eaves. The kitchen and living room are bright and spacious with lots of room to dine or entertain. Huge outside dura deck with glass railing. Main floor laundry with sink and generous sized Primary with 5 piece en suite. The finished walk out has in floor heat and offers ample space to entertain family or guests with 3 more bedrooms, 3 piece bathroom and large storage room. Double attached garage with radiant heat and large parking pad out front on this beautifully landscaped lot with chain link fencing truly sets this home apart from most. Cayley is a great community with a K-8 school and nicely situated for those commuting to work or those who wish to retire and enjoy the views of the countryside. Make sure to book your private viewing today as gems like this are hard to find.