



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**16 Gardner Close
Cayley, Alberta**

MLS # A2349080



\$689,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,296 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3
Garage:	On Street, See Remarks, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Hardly lived in bungalow with NEW HOME warranty on quiet cul de sac in Cayley. Come home to this spacious and tastefully designed Cougar Creek Custom built home. Front yard is zero scaped and has a spacious Trex finished deck where you can sit and breath in the country air. Open concept on the main with vaulted ceiling with white kitchen cabinets, quartz countertops, island and chimney hood fan. Luxurious main floor laundry with sink and quartz folding counter. Primary bedroom fit for a king with huge walk in shower , double sinks and walk in closet make this ensuite nothing short of spectacular. Fully finished walk out basement and a games room with Pool Table, full wet bar w/ rolling cabinet doors are a feature that will for sure capture your eye. Two more bedrooms and a 4 piece bath with jetted tub all built out in a very well thought out design. Triple pane windows and high end professional blinds show off the tasteful finishes the home owners have chosen. Concrete patio as you walk out to the back yard which has cascading stairs, new privacy fencing, astro turf , and raised dura deck which is the perfect spot to relax and BBQ. Detached heated garage- 22' x 26' with lots of storage and a 22' x 27' concrete parking pad at the back for extra vehicles. This home is complete with ICF basement and is much more energy efficient than your normal everyday home. Come to Cayley and see what is waiting for you!