



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6444 Cedar Way
Innisfail, Alberta

MLS # A2350006



\$599,900

Division:	Hazelwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,311 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Lake, Landscaped, Low Maintenance Landsc		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum, Tile

Roof: Shingle

Basement: Full

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Crown Molding, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1C

Utilities: -

Inclusions: Shelving in storage room, Computer Desk In basement bedroom, TV and entertainment stand in basement, Gas BBQ, Sheds.

Where peaceful lake views and thoughtful design come together, this beautifully maintained bungalow offers an exceptional lifestyle in the desirable community of Hazelwood Estates. Backing toward farmers' fields and green space with views of Dodds Lake, this spotless three bedroom, two and a half bathroom home reflects true pride of ownership inside and out. Step inside and you are immediately welcomed by high vaulted ceilings, elegant crown mouldings and an abundance of natural light. Higher end finishes carry throughout the home, while the open connection between the kitchen, dining and living areas creates an inviting setting for both relaxed everyday living and entertaining. The living room is centred around a cozy gas fireplace, offering a comfortable place to unwind while enjoying the peaceful surroundings. The functional kitchen provides plenty of workspace along with a walk in pantry, keeping everything organized and within easy reach. Just off the kitchen and dining area is a completely enclosed porch that may quickly become your favourite room in the house. Whether enjoying your morning coffee, watching the birds, reading a book or taking in the changing seasons, this peaceful space provides a wonderful connection to the lake, green space and fields beyond. The generously sized primary bedroom offers a comfortable private retreat, complete with a large walk in closet and ensuite. Main floor laundry adds everyday convenience, while central air conditioning ensures the home remains comfortable throughout the warmer months. The fully developed lower level continues to impress with nine foot ceilings and in floor heating, creating a bright and welcoming extension of the main living space. Here you will find a spacious recreation area, two additional bedrooms and a large five piece bathroom featuring both a separate tub and shower. Wine

enthusiasts will appreciate the dedicated wine cellar, while the numerous storage areas and impressive utility room provide exceptional space to keep everything neatly organized. Outside, the beautifully landscaped yard includes a gazebo area and powered storage shed, creating additional space to relax and enjoy the surroundings. The heated double attached garage, complete with a floor drain, provides practical and comfortable year round use. Hazelwood Estates is a wonderful community surrounded by an extensive network of walking paths, nearby parks and beautiful natural spaces. With Dodds Lake close by, farmers' fields and green space behind, and plenty of opportunities to enjoy the outdoors just steps from home, this property offers a rare combination of peaceful surroundings, quality craftsmanship and everyday comfort. Meticulously cared for and truly move in ready, this is a home that needs to be experienced to be fully appreciated.