



**GRASSROOTS**  
REALTY GROUP

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**4233 Bauman Way  
Innisfail, Alberta**

**MLS # A2228506**



**\$599,900**

<b>Division:</b>	Bella Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,785 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Neigh		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Shed

Welcome to a thoughtfully designed home that offers style, space and functionality. This stunning modified bi-level features high ceilings with a bright and open floor plan. A spacious layout perfect for your family. The kitchen is perfectly set up for everyday meals and entertaining. Featuring a gas cook top, wall oven, ample quartz counter space, a central island, and a spacious pantry. Custom built-ins surround the fireplace in the living room giving the space a cozy atmosphere. Just off the dining/kitchen area are two bedrooms with high ceilings and a 4 pc bathroom. Up the stairs and across the pedway, you'll find a private primary retreat complete with your own den or reading area, large en-suite with double sink vanity, jet tub and a large walk-in closet that includes a washer and dryer. The basement is fully finished with a large family room with a wet bar, a fourth bedroom and a full bathroom - ideal for guests or entertaining. Large attached garage with underfloor heat, floor drain and lots of storage space. Step outside to enjoy the covered west facing back deck with privacy louvers, and gas hook up for BBQing, perfect for those warm summer nights and sunsets &mdash; making outdoor living just as enjoyable as inside.