



GRASSROOTS
REALTY GROUP

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405 52 Avenue E
Claresholm, Alberta

MLS # A2234212



\$504,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,460 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	4
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Rectangular Lot		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Central Vacuum, High Ceilings, Natural Woodwork, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		

Inclusions: n/a

As you step out onto the back deck of this 2007 home, you are in your own private park with aspens, grapes, and an apple tree. There is a patio/fire pit area to gather around and raised garden beds along with perennials. This spacious house has a wrap around deck on two sides plus a rear deck that also can be accessed from the master bedroom. The front entry brings you in past the office and a bedroom to the large open concept living room with a gas fireplace and vaulted ceiling. The adjacent dining room over looks the side deck and why not make the most of dining on the covered deck. In the kitchen there are a generous amount of beautiful custom cabinetry with under mount plant lights so you can grow a few herbs to add to your meals. The pantry has a rolling shelf unit so your baking supplies can come to the kitchen and then back out of sight once the cookies are made. The spacious master bedroom has a 5 piece ensuite with a walk-in closet and you can relax and shut out the world. Downstairs is a large family room and two large bedrooms along with another 4 piece bathroom, all made comfortable with in floor heating. High ceilings and large windows give a great sense of spaciousness to these rooms. Beyond the laundry room is a storage room and a cold storage area. The double detached garage is insulated and heated with a 3 piece bathroom and storage area. Along side the garage is room for your RV with power/water/and septic hookups. Intrigued? Book a showing and imagine your family making the most of this fabulous property!