



GRASSROOTS
REALTY GROUP

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**2705 63 Street
Camrose, Alberta**

MLS # A2235606



\$789,000

Division:	Valleyview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,530 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, S		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: bar stools, TV mount in family room, shed

Discover this STUNNING custom-built 5-bedroom bungalow that exemplifies exceptional quality and craftsmanship, ideally located in a sought-after area close to a scenic park, walking paths, and a new school. The open floor plan creates a spacious and inviting atmosphere, complemented by soaring 9-foot ceilings throughout. The chef's kitchen is a true highlight, featuring sleek quartz countertops, a massive island perfect for entertaining, and a walk-through pantry that offers ample storage and convenience. The dining area has easy access to a covered maintenance free deck that overlooks a landscaped yard. The living room offers 10' coffered ceiling and cozy stone fireplace. The main level is also home to a peaceful primary bedroom with a luxurious Ensuite featuring a tile and glass shower and custom closet organizers. To complete the main floor is a 2nd bedroom, 4pc bathroom and a laundry room with wash sink and cabinetry. Fully finished ICF basement with in-floor heating, 9' ceilings, large bright windows, 3 bedrooms, full bathroom, family/rec room and storage. You will love the attached heated finished garage with epoxy flooring, 8' high doors and floor drains. Other features; Air conditioning, GemStone Lighting, triple pane windows, retractable vacuum system and much more! This beautifully designed Battle River home combines luxury, functionality, and prime location, making it a perfect retreat for families seeking comfort and style.