



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2603 63 Street
Camrose, Alberta**

MLS # A2243511



\$714,900

Division:	Valleyview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: fridge, stove, dishwasher, micro hood fan, window coverings, A/C, washer, dryer, garage door opener & remotes, tv wall mount, ring door bell (no subscription)

Welcome to this exceptional and meticulously cared-for two-storey home, perfectly positioned on a desirable corner lot in the prestigious community of Valleyview West. From the moment you step inside, the attention to detail and pride of ownership is undeniable, this is truly one of the cleanest homes on the market. Designed with both elegance and functionality in mind, the bright and spacious main floor features a bright entrance with exposed staircase, flowing into an open-concept living, dining, and kitchen area. High-end vinyl plank flooring and a stunning stone-faced fireplace create a warm and inviting atmosphere ideal for family gatherings or entertaining guests. Every view towards the east draws your eye to walls of big bright windows showcasing the perfect backyard, covered deck & lawn as-if it was art. The kitchen boasts white cabinetry, gleaming quartz countertops, upgraded stainless steel appliances, and every mom's dream: a walk thru pantry to the garage which is so helpful after those big shopping trips! The spacious kitchen island is perfect for busy mornings or weekend baking with the kids. From the dining area, step out onto a covered deck overlooking the beautifully fenced, landscaped, low-maintenance backyard complete with a lower patio, shed, and room to run & play. Thoughtfully designed for modern family life, the main floor also includes a stylish 2-piece bathroom and a large laundry/mudroom with direct garage access. Upstairs, you'll find a cozy bonus room ideal for movie nights or bedtime stories, three bedrooms including a serene primary suite with walk-in closet and a spa-inspired ensuite.. An additional 4-piece bathroom serves the remaining bedrooms with ease. The fully finished basement offers even more living space with a comfortable family room with wet bar, guest bedroom, and full 3-piece bath, all finished to the same

exceptional standard as the rest of the home. Some of the outstanding features include central air conditioning, On-demand hot water, dricore subflooring in the basement, Main floor laundry, Professionally landscaped yard & a Covered deck and patio for year-round outdoor enjoyment Located just steps from scenic valley views, parks, walking trails, and the new high school, this pristine home offers the perfect blend of executive style and family-friendly comfort.