



GRASSROOTS
REALTY GROUP

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118, 44101 RR 214
Rural Camrose County, Alberta

MLS # A2245328



\$759,000

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|-----------|---|--------|------------------|
| Division: | Little Beaver Lake Estates | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,806 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 3.16 Acres | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Level | | |

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|-------------|-----------------------------------|------------|--------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | Holding Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | LR |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Smart Home, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Garden Shed, Silo Shed, Window Coverings, Living Room TV and Speakers, Dining Room Table & Chairs, Craft Room Shelving, pool table, Ride-on Lawnmower

Here's a place where you can have it all! Built from scratch in 2022, no detail was spared in the creation of this pristine estate that covers over 3 acres at Little Beaver Lake. With direct lake access across the road, the clean and tidy property is ideal for those seeking an elevated lifestyle with space, privacy and the peace of mind that accompanies new home warranty. Fully finished up and down, this open concept bungalow features three bedrooms on the main level with vaulted ceiling and substantial windows to take in the back yard nature views. The living room comes equipped with TV and built in audio, and is designed to entertain or relax in front of the fireplace on the leather reclining sofa. The dining room is fit to feast and comes with the solid wood custom crafted Old Hippy table, glide open the french patio doors here to grill and relax on the back deck. The chef's kitchen gleams with quartz counters, custom cabinets, stylish island with storage and of course a pantry! There is main floor laundry and a thoughtful mudroom entrance that connects the heated double garage to this space. You're going to adore the spacious primary suite with walk in closet and bright ensuite with double vanity, walk in shower and wash closet. Downstairs has all the space you need with a sprawling rec room with electric fireplace and dry bar, the perfect place to entertain and enjoy a game of pool, darts or anything else your imagination will allow! Don't worry about a place to put a TV here - you have a custom theatre room just down the hall - color drenched in rich matte navy blue with built in audio system and projection screen, even the furniture will be waiting for you here for movie nights. There are two more bedrooms, a full three piece bath, ample storage and a flex space ideal for an office, gym, studio or games room. Completing the basement is the utility room hosting the Fantech HRV system,

Reverse Osmosis unit, water softener, sump pump, regularly serviced furnace and yes - there is central AC! Outside, the yard is beautifully landscaped and hosts fruit trees, a fire pit, a fenced back border with mature trees, a storage shed and converted silo shed. RV parking and boat storage is no problem here, you even get the lawnmower! Your imagination is free to roam in creating uses for the land - the friendly neighbors have been known to allow access to the trails and paddocks on over 40 acres next door to ride horses, quads or sleds or just to enjoy a hike through nature. About 30 minutes to Camrose, Bashaw and Ponoka this is a truly unique dream property that needs to be seen to be appreciated!