



GRASSROOTS
REALTY GROUP

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**3908 76 Street
Camrose, Alberta**

MLS # A2248915



\$497,900

Division:	Duggan Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,720 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	25
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: shed

Nestled in the desirable community of Southwest Meadows, is this stunning completely renovated 2 storey dream home. The open concept design is perfect for entertaining, with a spacious living room, dining area, and a bright kitchen with modern cabinetry, quartz counters, vinyl plank floor, walk-in pantry and centre island. Also on the main floor you will find a powder room, laundry area and patio doors that lead you to the back deck for your West facing fantastic view. Upstairs, you'll find a den/office area(or 4th bedroom), bonus space, 3 bedrooms, and a additional 4pc bathroom. The primary suite is an elegant space to unwind from the day. It includes an amazing and thoughtfully designed walk-in closet and a luxurious 4-piece ensuite with soaker tub. The lower level is finished and includes a family room, bedroom and 3pc bathroom. With a fenced landscaped yard with no neighbours behind, large deck, shed, A/C, double heated garage and much more, this home is perfect for growing family.