



GRASSROOTS
REALTY GROUP

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**405 Willow Place
Picture Butte, Alberta**

MLS # A2249520



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Single Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection
Features:	Central Vacuum		

Inclusions: N/A

This custom built 1188 sq ft 2+2 bedroom raised bungalow is situated on a double lot in a quiet cul-de-sac close to 2 elementary schools and walking trails. The features on this home are unbelievable. TWO GARAGES? Yes! There is an oversized 26x30 double detached garage and a super single attached garage, along with an abundance of offstreet or RV parking. Amazing multi tiered deck with massive pergola over looking the meticulously maintained and professionally landscaped backyard that has to be seen to be truly appreciated. The home itself is immaculate and move in ready! Fresh paint, fireplace, 4 pc ensuite and the list goes on. Truly a rare find that has to be seen.