



GRASSROOTS
REALTY GROUP

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

121S 100W
Raymond, Alberta

MLS # A2262466



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,821 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lighting, Water		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, washer, dryer, dishwasher, window coverings

Step into this stunning two-story family home, ready to welcome its next chapter. With 6 bedrooms, 3 full bathrooms, and room to grow, this home is the perfect blend of comfort, character, and functionality — ideal for a growing family looking to create lifelong memories. Main Floor Features a Sunken living room with lighted steps which adds a warm inviting touch, a bright modern kitchen with stainless steel appliances, granite countertops, updated cupboards, and stylish lighting. There is a main floor laundry for added convenience and a Primary suite with a walk-in closet and ensuite bath. Two additional bedrooms and a full bathroom complete the main level. Through elegant French doors, you'll find a show-stopping games room featuring soaring 20-foot ceilings, cozy wood-burning fireplace. Walkout to your composite deck, complete with a tranquil pond and waterfall — perfect for relaxing evenings. Back inside head upstairs the beautiful spiral staircase that takes you to the upper level retreat which has two additional bedrooms and bath. Enjoy the views with the bonus family room with access to a private balcony overlooking the neighborhood. Extra features include abundant storage throughout. One storage room is prepped to be a walk-in freezer. And the home is wired and ready for a hot tub installation. This home offers so much more than just space — it's a place to laugh, gather, and grow. Whether you're hosting holiday dinners or enjoying quiet moments by the fireplace, this house is ready to become your forever home. Don't miss your chance to make it yours — schedule a viewing with your favorite REALTOR® today!