



**GRASSROOTS**  
REALTY GROUP

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

118, 44101 Range Road 214  
Rural Camrose County, Alberta

MLS # A2264307



**\$699,000**

<b>Division:</b>	Little Beaver Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,847 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.16 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-44-21-W4
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Bookcases, Breakfast Bar, Ceiling Fan(s), Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, stove, dishwasher, microwave, window coverings, tractor, bbq, tv surround & dvd player in living room, tv in primary, theatre system, a 32" tv, sofa in theatre room.

This is what happens when modern design meets lake-view living. Situated in the subdivision of Little Beaver Lake Estates you will find this custom 2021 build with over 3,500 square feet of living space on over 3 acres. With views in every direction, from the lake to open fields, this property is the one if you love nature and wildlife. As you enter the front door of this 5 bedroom 3 bath home you will immediately be welcomed with warm colors, clean lines and large windows offering plenty of sunlight throughout. The open concept seamlessly flows throughout the main floor. Step inside the living room where there are soaring vaulted ceilings and an impressive gas fireplace anchored between 2 built in shelves. The kitchen, being the heart of the home, has an abundance of cabinets, a walk in pantry and a large island for friends and family to gather around. From the bright white quartz countertops to the new stainless steel appliances, this is the perfect chef's kitchen. Just off the kitchen is the large dining area that is able to accommodate an oversized table with a view of your yard through double sliding doors where you can bring a little bit of the outside in. On one side of the main floor you will enter the private primary suite, offering a large walk-in closet and a spa like 4 pc ensuite with quartz countertops, vinyl plank floors and custom tile walk-in shower. Heading over to the other side of the main are 2 more good sized bedrooms. some storage as well as a second full bathroom. This level is finished off with a boot room off the kitchen with main floor laundry, built in shelving, hooks and the entrance to your double heated garage with a floor drain. Down the stairs is your equally impressive open concept basement. A large family area offering all the space for your furniture, games and hobbies. Serve all your drinks and snacks at the dry bar which could be converted to

a wet bar. Downstairs there are also 2 more good sized bedrooms, your third full bathroom and a large mechanical room with an HRV system, reverse osmosis unit, sump pump and more space for storage. At the end of the hall, you will find a great flex space. This can be used for anything from an office to a home gym. Saving the best for last, this home is also equipped with a home theater. Large enough for everyone to grab some fresh popcorn and enjoy family movie nights. Outside in the fully landscaped lot is what it's all about. From sitting on your back private deck, enjoying a fire or sitting on the front deck with a view of the lake you will feel like you own your little piece of paradise. This large bungalow is equipped with tons of extras which include a shed, a silo which has been converted to another shed, Central Air Conditioning, partially fenced back yard, mature trees, RV parking, built in theatre system and more. Whether you're looking for more space or just to get out of the city this beautiful bungalow offers just that. This is a property not to be missed!