



**GRASSROOTS**  
REALTY GROUP

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**22 Prairie Sunset Ave  
Taber, Alberta**

**MLS # A2265420**



**\$579,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Irregular Lot, Low Maintenance Landscaping		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Dry Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** n/a

Discover the perfect blend of luxury and comfort in this stunning residence, designed for both relaxation and entertainment. Nestled in a serene neighborhood, this home offers an inviting atmosphere that welcomes you from the moment you step inside. Enjoy the outdoors on your maintenance-free deck, and an east-facing patio that provides a sheltered space to relax out of the wind. The home features a maintenance-free exterior, beautifully landscaped and fully fenced, complete with underground sprinklers for effortless lawn care. The heart of the home is the open-concept kitchen, featuring quartz countertops and a large island with built-in appliances. Floating walnut shelves add a touch of elegance, while the walkthrough pantry, with beautiful walnut wood accents, conveniently connects to the garage for easy unloading of groceries. With nine-foot ceilings and a beautiful wall of windows, the open kitchen, dining, and living room create a bright and airy environment, perfect for entertaining. Three distinct living rooms found throughout this home offer plenty of space for relaxation and gatherings. This home features four spacious bedrooms, each with unique feature walls that add character and charm. The bathrooms are designed with style and functionality in mind, featuring gorgeous, modern finishes. The basement offers a dry bar, perfect for entertaining, with the option to fit a wet bar if desired. Pot lights throughout the house provide a warm and inviting glow. The garage is a true hobbyist's paradise, complete with a built-in workbench, ample storage, and a slat wall to keep your yard tools organized. Plus, it's heated to ensure comfort year-round. Step outside to your charming courtyard, a perfect spot for morning coffee or evening relaxation. With a walking path and playground conveniently outside your back fence this home offers easy access to everything

you need while maintaining a peaceful suburban feel. This exceptional home is more than just a property; it's a place where cherished memories are waiting to be made. Don't miss the opportunity to call this inviting space your own!