



GRASSROOTS
REALTY GROUP

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25 S 50 W
Raymond, Alberta

MLS # A2276989



\$609,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,657 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: window coverings including curtains, rods, and blinds

This sprawling, well maintained bungalow was thoughtfully custom designed with one level living in mind. From the moment you drive up you'll appreciate the curb appeal, and especially the lovely front porch with space to sit and take it all in. There is no shortage of space here! Each room is a fantastic size. Through the front door you are greeted with a nice size foyer, which leads to your office just off the front door, and then flows in to your large living room with the most incredible wall of windows across the back of the home. A cozy fireplace rounds off this great space. You will absolutely love the massive kitchen island with newer quartz countertops, and there are cabinets for days in here. Not only is there an entire wall of extra cabinets, but there is a corner pantry as well. A lovely window right over the kitchen sink is the perfect touch to finish off this space. The kitchen flows nicely in to a good size dining room, and just off that is your enclosed deck that you will love using all year round. The primary bedroom is nicely tucked away from the living area, giving you your own private oasis. It comes complete with a walk in closet, and a 4 piece ensuite with soaker tub, shower, and a nice size vanity too. Also on the main floor is a large laundry room that doubles as a fantastic craft/hobby space. There is another whole wall of cabinets, and a built in desk to sew or craft all your masterpieces. The half bath is nicely tucked away in the back entrance, away from your living area, and just off the garage. We haven't even got to the basement yet...but it was carefully and thoughtfully designed as well. Down the stairs with custom wrought iron railing, you enter in to your cozy family room with another gas fireplace, and you'll immediately note the huge windows across the back of the space as well. The walkout basement provides the most amazing natural light that floods this whole

space, and hardly feels like a basement at all. There are 3 large bedrooms all with nice size closets, as well as another full four piece bathroom with tub, shower, and a large vanity with plenty of storage. You'll love the big cold storage room with prep space, and two additional storage closets as well as more storage space under the stairs. This home has it all! Located in an absolutely unbeatable location, this home is tucked quietly away at the end of a cul de sac on a fantastic size pie lot, with RV parking off the back lane. This home is centrally located and is just a few minutes walk to K-12 schools, groceries, pharmacies, the cutest coffee shop, swimming pool, tennis courts and so much more. There is a nice rear patio space under your upper deck to enjoy the day, and a shed and garden space as well. We can't forget the oversized attached double garage either! You truly need to see this home to appreciate each thoughtful detail that was poured in to it. Give your favourite Realtor[®] a call and come see everything this beautiful home has to offer.