



GRASSROOTS
REALTY GROUP

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

**405 Sanden Street
Bawlf, Alberta**

MLS # A2283798



\$374,900

Division:	Bawlf		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,086 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tile Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Take a short drive to Bawlf and enjoy true small-town living with a fantastic K&Ndash;12 school, strong sense of community, and welcoming family atmosphere. Nowhere else will you find this kind of value for your family! This 2007 custom-built home offers a truly unique layout with an abundance of gathering and entertaining spaces. With 2,086 sq ft, five bedrooms, and four bathrooms, there's room for a large family, guests, and everything in between. The home features a bright open living room, open-concept kitchen, living and dining areas, plus a family room, rec room, and games room—options and flexibility at every turn. The cozy living room is filled with natural light from an abundance of windows and is anchored by a warm wood stove. The spacious dining area easily accommodates guests and flows seamlessly into the custom kitchen, complete with hickory cabinets, a huge island, breakfast bar, and deck doors—perfect for BBQs on cool summer evenings. Be sure to open the pantry—you'll be delighted by the impressive layers of built-in food storage! Upstairs, the large primary suite is a standout, featuring an office or sitting area that overlooks the main floor, a generous ensuite, walk-in closet, and access to a private balcony. A guest bedroom and a spacious 4-piece main bathroom complete the upper level. Just a few steps down from the kitchen, you'll find a functional family room adjacent to an office or den, along with a convenient 2-piece bath. Main-floor laundry, neatly tucked next to the heated garage, is a practical and much-appreciated feature. The basement is exceptionally spacious and includes a rec room, games room, a bedroom with potential for a walk-in closet or attached office, and a 2-piece bathroom already plumbed for a shower. Outside, the fenced yard is truly incredible.

Situated on two lots, the space feels expansive, and with two decks, you can fully enjoy and maximize the outdoor living this property offers.