



**GRASSROOTS**  
REALTY GROUP

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**154 Mount Pleasant Drive  
Camrose, Alberta**

**MLS # A2285270**



**\$595,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,106 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Irregular L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** built in dining room bench seating, bar stools(4), breakfast bar seating(2), projector, wall mounts for TV's, basketball hoop, shed, planter boxes, wooden playhouse

Welcome to this exceptional 2,106 sq ft two storey home with a double attached garage, perfectly positioned in an unbeatable family location. Backing directly onto a park and just steps from playgrounds and two elementary schools, this is a home where lifestyle and convenience truly shine. From the moment you step inside, the space is undeniable. Designed for entertaining on a grand scale, the living room and dining room comfortably accommodate seating for hosting holidays, celebrations, and gatherings of any size. The kitchen is a true chef's dream, featuring beautiful soapstone countertops, a functional island, and an abundance of prep and storage space. Wrapped in windows and filled with natural light, the space is complemented by high end appliances, including an impressive gas stovetop that anchors the room. Whether cooking for family or a crowd, this kitchen delivers both style and function. Just off the kitchen, the family room offers a warm and inviting atmosphere, ideal for studying, relaxing, or basking in the glow of the wood burning fireplace, with deck doors leading to the beautiful tiered deck & yard. The main floor is complete with convenient laundry and a 2 piece bathroom. The stunning sunroom is sure to become your favorite space in the house. Surrounded by windows that all open to create incredible airflow, it is the perfect place to curl up with a book, relax, or entertain without worrying about bugs, rain, or wind. Upstairs, you will find four generous bedrooms, including a spacious primary retreat with a 3 piece ensuite, plus an additional 4 piece bathroom for the family. The fully finished basement adds even more versatility, featuring a bedroom, rec room, and a 3 piece bathroom, perfect for guests, teens, or extended family. Outside, the backyard is truly next level. a stunning deck will be your outdoor retreat while cheering the kids on the

custom basketball court, designed to full high school three point distance with additional space beyond the line, featuring professional grade tiles, an NBA size adjustable hoop and fence that can be removed if desired. High quality weatherproof Bluetooth speakers are installed in custom enclosures and connect directly to the sunroom, creating an incredible indoor outdoor entertaining experience. This home is equally impressive when it comes to entertainment and technology. With premium surround sound systems on both levels, and a dedicated basement media setup with a short throw projector and a custom painted theatre style screen spanning 10 feet diagonally. The home is also wired for Ethernet in several rooms, providing fast and reliable connections for work, gaming, or streaming. This is a rare opportunity to own a home that offers incredible space, thoughtful design, premium features, and a location that is hard to beat. A true lifestyle property that must be experienced to be fully appreciated.