



**5315 48 Street  
Innisfail, Alberta**

**MLS # A2291697**



**\$690,000**

<b>Division:</b>	Madison Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,198 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane, No Neigh		

<b>Heating:</b>	Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Upright Freezer, 5 TV wall mount brackets, solar panels, swim spa and accessories, Sonos sound system, outdoor shower.

Welcome to this exceptional fully finished home built by Bomaier Development, offering quality craftsmanship, thoughtful upgrades, and an incredible location backing onto a park. This beautifully maintained property combines luxury features with functional design, creating a home that is perfect for both everyday living and entertaining. Step inside to discover a bright and inviting interior featuring granite countertops throughout, soft-close cabinetry, under-mounted sinks, under-cabinet lighting, and a spacious kitchen island with power and a convenient central vacuum sweep plate. The kitchen is equipped with high-end appliances including a gas/electric hybrid range, making it a dream for cooking and entertaining. Pot lights on dimmers, LED lighting throughout, and built-in ceiling speakers wired to the utility room add both ambiance and modern convenience. The home offers two cozy gas fireplaces and a fully developed layout, providing plenty of comfortable living space. The luxurious primary suite includes a walk-in closet and a spa-inspired ensuite with dual sinks, while thoughtful construction details such as double insulated interior walls and floors in the primary bedroom ensure added comfort and sound reduction. The basement is fully finished and designed for entertaining, featuring operational in-floor heat and a stylish wet bar complete with a dishwasher, mini fridge, & a mounted bar TV. Additional comfort features include a high-efficiency furnace with humidifier, on-demand hot water system, water softener, and central vacuum system. Step outside to enjoy the beautifully landscaped yard backing directly onto a park, complete with vinyl fencing, underground sprinkler system, and a stunning two-tier composite partially covered deck and a gas line for your BBQ. This space also offers an outdoor shower and huge heated swim spa. Car enthusiasts and hobbyists will appreciate the

radiant heated garage, while upgraded eco-friendly tinted windows throughout the home enhance efficiency and comfort. With premium finishes, thoughtful upgrades mentioned, this home also offers solar panels to really help with utility prices, and an unbeatable park-backing location, this meticulously maintained property offers a rare opportunity to own a truly outstanding home.