



**5608 28A Avenue
Camrose, Alberta**

MLS # A2294989



\$865,000

Division:	Valleyview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,588 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Private, See Remarks		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Marble, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge (2), Wall Ovens, Cook Top, Microwave, Dishwasher (2), Washer, Dryer, Window Covers, Garage Remote, Hot Tub (AS IS), Compressor

Welcome to this exceptional custom-built home offering luxury finishes, thoughtful design, and incredible functionality throughout. Located near Jack Stuart School with close access to the valley trail system, this property boasts a huge yard and triple garage; a rare combination to go along with the high-end craftsmanship of a well built home. The impressive front entry welcomes you with marble flooring and a striking tigerwood staircase with tempered glass railing. The home features 9-foot ceilings, triple-glazed windows, and a maintenance-free exterior accented with limestone and decorative keystones. At the heart of the home is the chef-inspired kitchen, showcasing maple espresso cabinetry to the ceiling, soft-close drawers, pull-out pantry shelves, and granite countertops. The stunning glass tile backsplash extends to the ceiling, complemented by premium appliances including dual convection ovens, an induction cooktop, wall range hood, dishwasher, microwave, garburator, and a large refrigerator. The primary suite offers a private retreat with a walk-in closet, direct access to the three-season sunroom, and a luxurious 5-piece ensuite featuring double sinks, a corner spa tub with jets, and a walk-in shower. A second main-floor bedroom or office also provides direct access to the ensuite. Downstairs, the fully developed basement is bright and inviting thanks to high windows that flood the space with natural light. The lower level includes two bedrooms, a stylish 3-piece bathroom with walk-in shower, and a dedicated craft room with built-in desk and cabinetry. Entertain with ease at the beautiful basement bar, featuring raised bar counter, fridge, sink, and dishwasher. The flexible lower-level living area is perfect for a games room, home office, or entertainment space. Additional features include sound insulation in all main and basement

walls, heated basement floors, central air, built-in vacuum, and surround sound wiring in the living room, primary bedroom, and patio with weatherproof speakers. Outside, the property continues to impress with a massive diamond-shaped yard, built-in barbecue area, fire pit, raised stone flower beds, mature landscaping with perennials and evergreens, paving stone walkways, and stone fire pit. The paved driveway leads to a heated triple garage with radiant heat, three floor drains, and a two-person hot tub, plus an enclosed shed connected to the garage.