



**2603 63 Street  
Camrose, Alberta**

**MLS # A2297371**



**\$714,900**

|                  |                                                          |               |                  |
|------------------|----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Valleyview                                               |               |                  |
| <b>Type:</b>     | Residential/House                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                 |               |                  |
| <b>Size:</b>     | 1,723 sq.ft.                                             | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 4                                                        | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Detached                                   |               |                  |
| <b>Lot Size:</b> | 0.14 Acre                                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped |               |                  |

|                    |                                                                                                                                      |                   |    |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                  | <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>    | R2 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                      | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar |                   |    |

**Inclusions:** fridge, stove, dishwasher, micro hood fan, window coverings, A/C, washer, dryer, garage door openers & remotes, TV wall mount, shed

Welcome to this exceptional, immaculately maintained two-storey home, perfectly situated on a coveted corner lot in the prestigious community of Valleyview West. From the moment you arrive, the pride of ownership is unmistakable, this home presents like new and stands out as one of the most pristine offerings on the market. Thoughtfully designed for modern family living with a refined touch, the main floor welcomes you with a bright, airy foyer and striking open staircase that sets the tone for the space beyond. The open-concept layout seamlessly connects the living, dining, and kitchen areas, where expansive east-facing windows flood the home with natural light and beautifully frame the backyard like a living piece of art. A stunning gas fireplace anchors the living room, creating a warm and sophisticated gathering space, while high-end vinyl plank flooring adds both durability and style. The kitchen is as functional as it is beautiful, featuring crisp white cabinetry, gleaming quartz countertops, upgraded stainless steel appliances, and a spacious island perfect for everything from busy mornings to weekend baking. A walk-through pantry offers effortless access to the garage an everyday luxury you’ll appreciate time and time again. Step outside from the dining area to your covered deck, overlooking a professionally landscaped, fully fenced backyard designed for both relaxation and play. With a lower patio, storage shed, and ample green space, it’s the ideal setting for family time or effortless entertaining. The main floor is completed by a stylish powder room and a thoughtfully designed laundry and mudroom with direct garage access, perfectly suited to busy family life. Upstairs, a cozy bonus room offers the perfect retreat for movie nights or quiet evenings in. Three bedrooms include a serene primary suite featuring a walk-in closet

and a spa-inspired ensuite, while a well-appointed 4-piece bathroom comfortably serves the additional bedrooms. The fully finished basement extends your living space with a welcoming family room complete with wet bar, an additional bedroom, and a full 3-piece bathroom, ideal for guests or growing families, all finished to the same exceptional standard as the rest of the home. Additional highlights include central air conditioning, on-demand hot water, Dricore subflooring in the basement, and a beautifully curated outdoor space with covered deck and patio for year-round enjoyment. Located just steps from scenic valley views, parks, walking trails, and the new high school, this home offers a rare blend of executive style, thoughtful design, and true family comfort.