



**2607 62 Street  
Camrose, Alberta**

**MLS # A2096394**



**\$1,399,000**

<b>Division:</b>	Valleyview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,083 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Oversized, RV Access/Parking, See R		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Front Yard, Landscaped, See Remarks, Views		

<b>Heating:</b>	High Efficiency, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Garage TV and Mount, Family Room TV Mount, great room tv wall mount, 2 bar fridges, 2 washer, 2 dryers, Hot Tub

Welcome home to this fully custom walkout masterpiece that represents the pinnacle of lakeside living, offering a harmonious blend of luxury, functionality, and natural beauty. Whether you're enjoying the sunrise from your private back deck, entertaining guests in the chic living spaces, or simply savoring the tranquility of lakeside living, this residence is a true embodiment of refined elegance. From the moment you enter you'll notice the panoramic views that take in every square inch of the stunning landscape, 12 ft of ceiling height, beautiful living/entertaining room and remarkable chefs kitchen complete with butlers pantry and gas range. The primary room with full ensuite, walk in shower and two other bedrooms complete the main floor. Downstairs is fully finished and is the perfect place for you and your family to enjoy. Fantastic wet bar, complete with brick feature wall, two guest bedrooms, wonderful storage room and in floor heat complete this stunning lower level. The 4 car garage features in floor heat, excellent ceiling height and a RV door capable of fitting most RV's. Fully landscaped, AC, Hardi Board siding, hot tub, triple pane windows and the list goes on. This quality of home doesn't often present itself for sale. A true master piece!