



**37 Quarry Bank Road  
Raymond, Alberta**

**MLS # A2109784**



**\$799,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,618 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Storage, Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Minibar Fridge, Central A/C, Heater in Garage, 2 Garage Door openers and 2 remotes, Central Vacuum and All attachments, All blinds

Welcome to this exquisite executive bungalow in the charming town of Raymond, just a short 30-minute drive from the heart of Lethbridge. This custom-built home is a masterpiece of design, boasting an inviting open concept on the main floor. The spacious living room, adorned with a cozy fireplace and south-facing windows, sets the tone for a warm and welcoming atmosphere. The kitchen is a chef's dream, featuring a large island, abundant cabinet space, and a generously sized pantry. The side entrance mudroom and convenient laundry area off the kitchen add to the functionality of the home. Down the hall, discover two well-appointed bedrooms, including the luxurious primary bedroom, as well as a stylish main bathroom. The primary bedroom is a true retreat with a walk-in closet and a spa-like ensuite, offering a freestanding soaker tub, double sinks, and a spacious shower. Descend to the lower level to find an expansive family room with a wet bar, creating the perfect space for both entertaining guests and enjoying quality family time. The basement also features three generously sized bedrooms, a bathroom, and ample storage space. Your family will find the basement warm in the winter and cool in the summer thanks to the ICF foundation that provides excellent insulation. This property includes a 1236 square foot oversized double attached garage that is heated for your comfort, providing plenty of space for vehicles, toys, and even a workshop. Step outside and revel in the large lot, complete with a vast backyard and a covered deck, ideal for outdoor gatherings. The front and back yard will be landscaped prior to you moving in so all that is left is for you to enjoy! The location is superb, situated near the Hell's Creek Raymond Golf & Footgolf Course, making it a haven for golf enthusiasts. With its thoughtful design and numerous amenities,

this executive bungalow is perfect for a growing family seeking both luxury and functionality in a peaceful community. Don't miss the opportunity to make this stunning property your new home!