



**322, 46466 Range Road 213
Rural Camrose County, Alberta**

MLS # A2111759



\$965,000

Division:	McNary Hills Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,148 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Triple		
Lot Size:	1.60 Acres		
Lot Feat:	No Neighbours Behind, Landscaped, Private		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: door bell camera, security system, fire pit, shed, pool table & accessories *freezer in garage negotiable

Incredible, private, executive style walk out bungalow in McNary Hills Estates. Enjoy the peace & tranquility of acreage life with the freedom of quick access Camrose! You'll feel at home the moment you enter, with 14' ceilings in the entry, beautiful hardwood floors throughout and an abundance of light from every direction. The kitchen is every chefs dream with plenty of cabinets, high end appliances, handy island/breakfast bar, pantry, and windows in every direction to bring in plenty of natural light. With a dining room off the kitchen and a breakfast nook there are many options for entertaining! The living room is open concept with a beautiful gas fireplace that is a focal point for the space! There are 2 bedrooms (one would make a nice front office), a 4pc bathroom and a lovely laundry room with space for folding, cabinets, and a nice bright window. The Primary bedroom is on the main level with a massive walk in closet and spa like ensuite with corner air tub and seperate shower. The triple heated garage has a seperate entrance with plenty of coat & shoe storage. Downstairs the basement is fully finished and is a prime entertaining space with a pool table area, wood stove & wet bar & additional space for family movie nights. The covered walk out and professionally landscaped yard offer endless opportunities to host gatherings day & night. While sitting in the yard you can't even see a neighbour, it's so quiet and private. The basement has 2 additional bedrooms, a 3pc bath and an office/home gym space. Theres also plenty of storage. Have an RV? Theres 30amp service ready to plug in and the perfect spot to park it year round. Welcome to country living at its finest!