



**314, 46466 Range Road 213
Rural Camrose County, Alberta**

MLS # A2128104



\$1,050,000

Division:	McNary Hills Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,070 sq.ft.	Age:	2019 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	1.45 Acres		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind,		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Tile	Sewer:	Mound Septic
Roof:	Rubber, See Remarks	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Composite Siding, ICFs (Insulated Concrete Forms)	Zoning:	R
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Shed, hot tub, zero turn mower		

Executive custom home on 1.45 acres 10 minutes from Camrose. This stunning home has been meticulously maintained and the attention to detail is remarkable. Featuring Hardie board siding, 50 year Euro shield rubber roof, ICF foundation from the basement to roof, HRV system and heated floors throughout the entire house and garage. From the moment you enter the front door your greeted with a floor plan that flows throughout the house. Step into your large family room built with 12' ceilings and plenty of storage space with the custom built in bookshelves. Just off of the living room is chefs kitchen that is simply breathtaking. With an industrial sized built in fridge and freezer, large island with breakfast bar, floor to ceiling cabinetry, and a pantry with a built in coffee bar is something out of a magazine. Also located on the main floor is the primary bedroom with full walk in closet and a 4 piece ensuite which includes a shower with dual shower heads. On the other end of the main floor you will find another 4 piece bathroom and 2 more bedrooms, both with walk in closets. As you go into the walk out basement you will find a large family room with wet bat, a beautifully set up gym for those home workouts, a bedroom also with a walk in closet and a full suite ideally set up for family or a nanny. Outside enjoy the privacy and peace the country offers and relax by your fire pit, the kids can play on your very own play ground, hot tub, and plenty of free space for the whole family. Properties of this quality and with this location don't come on the market that often and truly need to be seen to be fully appreciated. An excellent water well, septic mound, maintenance free deck, triple pane windows and the list goes on! What a stunning home.