



22174 HWY 605
Rural Camrose County, Alberta

MLS # A2136872



\$890,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,963 sq.ft.	Age:	2021 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	5.68 Acres		
Lot Feat:	Private, Rectangular Lot, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	AG
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry, Tray Ceiling(s), Vaulted Ceiling(s)		

Inclusions: Window Coverings, Garage Door Opener and Control(s)

This Young Couple decided to Buy more Land creating an amazing opportunity for someone else to own their dream home! This is a must see CUSTOM BUILT HOME with an amazing setting and great views nestled in the rolling Hills just 5 minutes West of Bashaw along Pavement. Upstairs you have a Gorgeous kitchen with High End Appliances, and Solid Hickory Wood Cupboards, Oversized Island and Granite counter tops. Check out the tray ceiling in the Kitchen/Dining room, and you be wowed by the Large Walk in Pantry. Around the Corner you have a coffee nook that leads you to you tucked away Master Bedroom. All the Bedrooms are Large, and the Master features a 5 piece Ensuite with Tile Walk in Shower and Soaker Tub. Of course you have your walk in closet. Also on the main floor is a South Facing Living Room with Corner gas Fireplace with Rock face finish, 2 additional bedrooms, and an office with Built in Cabinets. Main Floor features a mud room area with main floor Laundry. Attached to the West side of the House is your 32'x32' heated garage. Off the North side of the House you have a Large Covered Deck with Duradeck flooring and glass hand rail. Front Deck is cedar decking. Now back in the house and downstairs is a Dream Basement for the sports lovers with a custom built golf simulator room (negotiable) that could also be turned into the perfect kids play room or work out area. To compliment the basement there is the Custom Built WET Bar. In the Corner of the Family Room is a Wood Burning Stove to set the ambience. Also in your Large Basement are two additional bedrooms, a bathroom and a storage room. The house has Canexel siding with smart trim, Windows are triple pane all weather windows with colored exterior to match the trim. Entire property has brand new rail and barbed fencing, equipped with a stock

waterer and tons of grass for your horses or cows. There has been about 10 loads of gravel hauled into the yard. Owners recently brushed an area, stripped the top soil, and started to get a location ready to build a shop.