



**3406 59 StreetClose
Camrose, Alberta**

MLS # A2143423



\$679,900

Division:	Parkview		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,474 sq.ft.	Age:	1995 (29 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: shed, loft bed in bedroom, garden boxes, white bar fridge, TV in living room, wood box

For the most discerning buyer with executive style taste, this 2474Sq ft bungalow in the Parkview neighborhood is sure to check every box. This highly sought after cul de sac location is close to schools with quick access to miles of bike/walking trails. To start with the lot size can't be beat with 6340 sq ft. Enough room for this spacious bungalow, a nice fenced yard with pear & apple trees, a shed and decks, wooden walking paths, and a huge 30x36 garage with an incredible loft for the teens to gather above and even RV parking(with plug)! This yard has shrubs and such happily blooming perennials that it's a must see at its peak of summer! As you walk up the cobblestone walk you'll be captivated by anticipation of the high end finishes & attention to detail inside. The pallet of high end finishes is made up of granite, slate, engineered hardwood and also the ambiance of a gas fireplace. The main living space defines classic style and allows for a quiet visiting room or ideal setting to host gatherings. Theres an open concept kitchen & dining space adjacent that has walls of windows and deck access. The kitchen has everything you'll need including a spacious island and plenty of cabinets! Up the hall is the main 4pc bathroom, 3 spacious bedrooms(1 has a built in loft bed for the kids/grandkids) and the primary suite with walk in closet, 4pc bath with seperate jet tub/stand alone shower. Theres ample space in the primary bedroom for even the largest bedroom set, and it's so on-trend it feels like you're living the life of luxury. For those who like to entertain, the ideal pool/games/movie and bar area is at your disposal. This will be the hang out for years to come for all the kids & adults alike, the space is large enough to bring the entire pool league or even staff/extended family gatherings. Downstairs you'll find 2 unique bedroom options, each with their own sitting room

attached. There's a 3-piece bath with walk-in shower, and an incredible home gym space which could also lend nicely to a home office, or another bedroom if you finish out the walk-in closet. The kids' favorite will be the storage room that's done up like a tiki style hut and will wow the kids & grand kids for years to come! Welcome to this incredible cul de sac location, the ideal location for a big family, or retiree who appreciates a quiet, friendly neighborhood.