



**363 Church Avenue
Raymond, Alberta**

MLS # A2143821



\$764,900

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|------------------|------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,728 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 6 | Baths: | 3 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.29 Acre | | |
| Lot Feat: | Front Yard, Landscaped | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Storage | | |

Inclusions: N/A

Welcome to an expansive, luxurious bungalow nestled in the charming community of Raymond. This 1727 square foot masterpiece offers unparalleled comfort and elegance. The main floor features three spacious bedrooms, including a primary suite with a spa-like ensuite and walk-in closet. The absolutely stunning kitchen showcases ample custom cabinetry and counter space, an expansive island, and a huge pantry, perfect for culinary enthusiasts. Enjoy the well-appointed living room with custom built-ins and a cozy gas fireplace, along with a convenient laundry room. The downstairs is designed for ultimate relaxation and entertainment, featuring a huge family room, three additional bedrooms (one currently set up as a home gym), a pristine mechanical room with ample storage, a dedicated storage room, a kids' playroom, and another full bathroom. This home continues to impress with a heated garage large enough for all your toys, tools, and additional storage. The meticulously maintained lawn, relaxing front porch, and rear deck provide the perfect spaces for outdoor enjoyment. Additional features include a RV power hookup for convenience. This luxury property combines style, space, and functionality, making it the perfect dream home. Don't miss this opportunity — contact your real estate professional today for a private showing!