



GRASSROOTS
REALTY GROUP

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285 S 200 W
Raymond, Alberta

MLS # A2148076



\$700,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,898 sq.ft.	Age:	2023 (1 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, speakers for theatre room, garage door opener

This one of a kind new home build could be yours!! Located on a quiet street, just off the green strip and walking path in the town of Raymond, just 20 minutes from Lethbridge, this home was built from top to bottom with extreme care and only the highest end finishes! When you pull up to the home you will immediately appreciate the stone work, tastefully done stucco siding (important for Alberta weather!), the composite material used for the front porch, and the gorgeous, solid wood front door. You will further appreciate the ample off street parking space, as this home has a MASSIVE front driveway and double attached garage. Stepping inside you will find finishes like: luxury vinyl plank flooring, stainless steel appliances, quartz countertops throughout the kitchen, bathrooms, and even in the laundry room and back hall!!! Further features include: a massive island, a large walk-in pantry, two doors to exit onto your back deck (one from the primary and one off the dining room), Venetian plastered fireplace in the living room, a stunning ensuite bathroom with a large soaker tub and walk-in shower, proper built-ins in the primary bedroom's walk-in closet, a spacious main floor laundry room, built in cubbies in the back hall closet for clothes and shoes to be tucked neatly away, and so much more!! This home comes with all kitchen appliances, washer/dryer, central air conditioning, a built in speaker system, a large storage room downstairs, SIX bedrooms, three full bathrooms (two of which have double vanities), and a HUGE family room downstairs. The finishes are unmatched, the layout unbeatable, and the location a massive plus. If the hassle of building your own home seems daunting, why bother?! This home feels like a custom build already and is sure to wow you! Call your REALTOR® and book your viewing today!

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