



**364 Church Avenue  
Raymond, Alberta**

**MLS # A2155466**



**\$675,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** Dishwasher, Refrigerator, Stove, Washer/Dryer, Window Coverings, 3X Garage Door Openers, 2X Garage Door Remote, A/C, Underground Sprinklers, hood fan

An impressive and elegant bungalow in the heart of Raymond - a spacious and welcoming home with plentiful storage options, enough bedrooms to fit the whole family and a huge yard to boot! An understated front entrance allows this home to WOW you as you walk in - tons of natural light basks the main floor that highlights the natural stone work of the gas fireplace, the steel spindle railing and just as you've caught your breath you catch a glimpse of the kitchen. Filled with custom cabinetry, a side-by-side fridge and freezer and with views from the apron sink into the backyard. The laundry room off of the kitchen includes custom lockers and access to the oversized double garage. There's 3 bedrooms on the main floor, a 4 piece bathroom and a 5 piece en-suite with walk-in closet. The basement is fully finished with spacious family room that has plumbing for a wet bar, 3 more bedrooms, a den that includes a secret hiding space, 4 piece bathroom and additional storage in the utility room. The backyard offers a putting green, patio and a sanded area that would be perfect to host a play set! Make the move to Raymond - plentiful amenities nearby and Waterton National Park less than an hour away!