



GRASSROOTS
REALTY GROUP

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121 Bailey Avenue
Rural Camrose County, Alberta

MLS # A2158840



\$999,500

Division:	Rural Camrose County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,719 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Parking Pad, Paved		
Lot Size:	3.95 Acres		
Lot Feat:	Many Trees, Paved, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	CR1
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Storage, Walk-In Closet(s), Wood Windows		

Inclusions: Window coverings, infinity ridge hot tub, refrigerator, microwave, stove, oven, central air conditioners, star link internet

Nestled among the trees in the highly sought-after Braim subdivision, this exceptional 2,719 sq ft luxury home offers a serene retreat just minutes from town. The residence boasts freshly painted wood siding and brand-new asphalt shingles installed in 2024, enhancing its contemporary appeal. Enjoy relaxation on the expansive 800 sq ft prefinished deck, featuring an Infinity Edge hot tub that provides the perfect setting to unwind and take in the surrounding natural beauty. Step inside to find modern comforts and luxurious touches throughout. The large primary bedroom is a true retreat, featuring its own cozy fireplace and an adjoining bonus room—perfect for a private sitting area, office, or additional living space. The fully renovated kitchen is a chef's dream, showcasing beautiful cabinetry from Interiors on Main and designed to impress with its sleek finishes and functional layout. The kitchen also includes a breakfast bar where family and friends can gather, allowing you to stay connected and part of the conversation while preparing meals. The back entrance showcases the same beautiful cabinets found in the kitchen, ensuring a cohesive design that flows throughout every room. Additionally, the back entry includes a conveniently placed 2-piece bathroom and provides easy access to the back deck. The interior also highlights exquisitely renovated bathrooms and reliable Starlink internet, keeping you connected and comfortable. The home boasts a new hot water tank, installed in August 2024, ensuring efficiency and reliability. With municipal water and sewer services, you benefit from the convenience of city utilities. The property features a paved driveway leading to both a spacious garage and a substantial 32 ft x 40 ft shop equipped with commercial-grade overhead doors—ideal for any project or storage needs. Don't miss this

extraordinary opportunity to own a slice of paradise in the Braim subdivision. Experience luxury, privacy, and convenience all in one remarkable home.