



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**72 Cobblestone Lane
Raymond, Alberta**

MLS # A2187678



\$1,099,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,333 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	1.88 Acres		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Fridge, gas stove, dishwasher, washer, dryer, window coverings, garage door opener and remotes, underground sprinklers, AC, garage freezer, downstairs fridge, shed and all contents

Welcome to luxury living in the prestigious Stonegate Meadows community of Raymond, Alberta!! Backing onto hole 5 of Hell’s Creek Golf Course, this home has mature trees, sits on about TWO acres, AND provides with not only the golf course view, but privacy with no neighbours to the east or south. This exquisite home boasts premium features throughout, including hardiboard siding, granite countertops, hardwood floors, beautiful light fixtures, natural gas fireplace in the living room, a heated triple attached garage, Hunter Douglas blinds, central air conditioning, a garden shed, and so much more!! A gas stove, stainless steel appliances, an enormous island, and plenty of storage space are the highlights in the chef-inspired kitchen. Retreat to the opulent primary bedroom, complete with HUGE walk-in his and hers closets and a lavish en suite bathroom featuring a large walk-in shower and luxurious bathtub. Downstairs, indulge in the convenience of a wet bar area and unwind in the comfort of the theatre room while your kids or grandkids enjoy the rock climbing room (which could easily be converted back to whatever type of space you wish!) This home is equipped with underground sprinklers for easy lawn maintenance and has beautiful curb appeal, a main floor office, a main floor laundry room, and a back hall complete with lockers for coats and shoes. This property truly offers both elegance and functionality!! You have to see it to fully appreciate it! Call your REALTOR® and book your showing today!