



GRASSROOTS
REALTY GROUP

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5135 45 Street
Viking, Alberta

MLS # A2189402



\$600,000

Division:	Viking		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,022 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, Level, On Golf Course, Rectangular Lot		

Heating:	Boiler, In Floor, Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cement Fiber Board, Wood Frame
Foundation:	ICF Block
Features:	Built-in Features, Central Vacuum, Soaking Tub, Stone Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Sump Pump, Central Vac and Attachments, Outside Arbor, Shed, Wood Storage Unit (outside), Living Room TV and Components

This stunning 2011 built bungalow boasts high-end finishes and a custom kitchen in an ideal location backing onto the scenic golf course in Viking. With 2022 square feet of living space, this home offers a unique and functional layout perfect for comfortable living and entertaining. From the moment you step inside, you'll be greeted by premium finishes and attention to detail throughout the home, which was designed for both comfort and practicality. The heart of the home features a chef's dream kitchen with custom cabinetry, ample storage, top-of-the-line appliances, and plenty of counter space for meal preparation. Unique built-in's offer lighted display areas as well as hidden cupboards for those less showy items! And the living room offers more built-in cabinetry, creating a sleek and sophisticated entertainment area with a hidden TV, perfect for movie nights and gatherings. Enjoy the comforts of a spacious master bedroom with luxurious ensuite bathroom complete with a steam shower and soaker tub... plus all the walls are sound proofed for those shift workers!! A secondary bedroom offers flexibility as a guest room or a home office, ideal for remote work or hobbies. The basement is ready and waiting for your personal touch, providing endless possibilities for customization and expansion. Stepping outside you'll note the extra wide sidewalks, exposed aggregate patio and well maintained landscaping which is additionally complemented by the golf course views. Added features in this home include: wood burning fireplace in the living room, custom glass kitchen backsplash and pantry door insert, built-in cabinetry features throughout, solid core interior doors, Control 4 features, main floor laundry, security exterior lighting, an outdoor RV plug, and a workshop space in the triple car garage. The community of Viking offers a

Medical Clinic and Hospital, K-12 School, Municipal Complex including a library, hockey rink and fitness centre as well as many other amenities to enjoy living in a small town!