



**GRASSROOTS**  
REALTY GROUP

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**2506 62 Street  
Camrose, Alberta**

**MLS # A2190156**



**\$724,900**

<b>Division:</b>	Valleyview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Solar Tube(s), Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	none		

The latest 2025 Katterra Contracting Show Home is under construction but near completion&ndash; meticulously crafted with zero step entry from the garage right into the house. This innovative 4-bedroom, 3-bathroom 1,562 sq. ft plan was designed for this specific lot-the largest lot available in all of Valleyview. Upon entry, you'll immediately notice every detail has been carefully selected to enhance both functionality and luxury. From the spacious front foyer with soaring ceilings to the seamless flow of the open-concept living and dining area. Natural light pours in from every direction, creating a bright, welcoming atmosphere throughout. The chef-inspired kitchen is the heart of this home, featuring a massive island, quartz countertops, and a built-in coffee bar that elevates the space to a new level of sophistication. With ample storage, a solar tube for extra natural light, and a layout designed for easy entertaining, this kitchen is as beautiful as it is practical. Adjacent to the kitchen, the large mudroom offers convenience and organization, featuring a designated space for coats, bags, and shoes, along with a laundry area complete with counter space for folding, storage, and hanging garments. The attached heated triple-car garage is finished to perfection, including floor drains, water, LED lighting, and an oversized 18x8 overhead door, making it a functional and stylish extension of your home. The covered deck is ideally located off the kitchen, a convenient space for the family BBQ's, or sipping coffee while watching the kids play. The main floor features a luxurious primary bedroom with a spa-inspired ensuite, complete with a walk-in tiled shower, double sinks, and quartz countertops. A well-appointed main bathroom and an additional bedroom complete the main level, offering ample space and comfort. This home provides flexible living options, with a

basement currently in construction that offers two options: finish it as a fully finished living space with two additional bedrooms, a wet bar, a 3-piece bathroom, and a large recreation room — or another option that includes 1 bedroom, kitchen, bath, rec room and a completely separate entrance. This custom design also allows for a portion of the basement to remain connected to the main floor, providing the ideal space for entertaining and guests. The large, strategically placed windows create a bright and airy feel, making the basement feel like an integral part of the home. Features like hydronic heat give you comfort year round. Located just steps away & a view of Valleyview Pond, this home offers easy access to year-round outdoor activities, including skating, walking trails, and miles of scenic paths that meander throughout the city. This exceptional property not only provides a sophisticated living space but a lifestyle of convenience and luxury. See firsthand why Kattera's motto of "better built homes" stands true — this is more than just a home; it's a statement.