



**308 Church Avenue
Raymond, Alberta**

MLS # A2201861



\$819,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,745 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.23 Acre		
Lot Feat:	Corner Lot, Garden, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters, Storage, Sump Pump(s)		

Inclusions: 2 fridges, stove, dishwasher, washer and dryer 2nd level, stack-able washer/dryer basement, window coverings, light fixtures, A/C, Underground sprinklers, outside Gem stone light package, EV charging station in garage

Come view this exquisite 2 storey home in the newer Bridge Crossing sub-development of Raymond, located only 25 minutes from Lethbridge. Great location, only a few blocks away to local schools and the Raymond public outdoor swimming pool. This 2745 square foot 2 storey is a must see!! Main floor features a stunning custom-built kitchen with stainless steel appliances, large island, walk-in pantry with ample storage, and beautiful quartz counter tops, 18ft vaulted ceiling in the living room with cozy gas fireplace, front office space/bedroom, half bath, and back entrance mud room that leads to the double heated garage; already fully equipped with EV charging station. Upper level boasts 3 large bedrooms including master suite with walk-in closet and 5-piece ensuite with his and her sinks, soaker tub and steam shower, large laundry room with sink, and 5-piece main bathroom. Basement is fully developed with 2 additional large bedrooms, 5-piece bathroom, secondary laundry facilities, and huge game and media area with mini bar. Extra bonus include sound system throughout the house (master bedroom, living room, office, kitchen, basement, back deck and garage), full wrap Gemstone light package, and central air. You will love the fully landscaped lot with low maintenance vinyl fencing, round cement pad for pool or fire pit, and underground sprinklers and drip system to plant beds, garden, flower boxes, and trees. Enjoy the covered back deck and paving stone patio area with custom built gas fire pit, great for entertaining family and friends. Don't miss out on this amazing home. Call your favorite realtor today and book your viewing.