



GRASSROOTS
REALTY GROUP

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**5235 38 Street Crescent
Innisfail, Alberta**

MLS # A2202888



\$649,900

Division:	Margodt		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,788 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Private, Street View		

Heating:	Baseboard, Boiler, Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Chest Style Deep Freeze in Basement		

LARGE PRICE IMPROVEMENT!!! Nestled on an expansive 100' lot in Innisfail, this custom-built bungalow is a rare gem, meticulously maintained by its original owners. Situated on TWO standard-sized lots, the maturely landscaped property boasts a programmable irrigation system, two rear RV-sized parking pads, a greenhouse, and two storage sheds. Built with premium materials, the home features engineered roof trusses, a gorgeous concrete tile roof, and a stucco exterior with striking Tyndall Stone accents. Inside, the sprawling main floor showcases exquisite custom woodwork, all built on-site by a local second-generation craftsman, adding a level of detail and quality rarely found. The chef's kitchen offers custom-built cabinetry, a walk-in pantry, and updated stainless steel appliances, flowing into a bright family room with skylights, built-in wood bookshelves, and a stunning European-style fireplace with stonework. The formal dining room features a built-in china cabinet and French doors leading to the living room. The primary suite is a retreat with a walk-in closet and a luxurious 6-piece ensuite with a jetted tub, dual sinks, separate shower, and bidet. Two additional bedrooms, a 4-piece bathroom, a home office, main-floor laundry with built-in cabinets, and a powder room complete this level. The fully finished basement offers a huge family room with a second European-style fireplace, two large bedrooms, a 3-piece bath, cold storage, and 2 storage rooms. With a separate entrance from the oversized heated 3-car garage, this basement is perfect for teenaged kids or extended family. Additional features include a commercial-grade 9-zone hot water boiler system, dual hot water tanks, a reverse osmosis system, water softener, central vacuum, and an impressive 4-season

sunroom overlooking the beautifully landscaped backyard. A one-of-a-kind home that offers space, elegance, and timeless craftsmanship!