



GRASSROOTS
REALTY GROUP

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47220 RR200
Rural Camrose County, Alberta

MLS # A2211543



\$948,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,985 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached, Triple Garage Attached		
Lot Size:	14.70 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Many Trees, Pasture, Private, Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	res acreage
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: cat house

This impeccably designed 1985 sq. ft. raised bungalow sits on a breathtaking 14.7-acre parcel, delivering an ideal blend of peaceful prairie serenity with family fun & quick access to the city. This custom-built, executive country estate is perfectly positioned just 3 miles from the city of Camrose. This home reflects an elevated standard of craftsmanship and thoughtful design. The heart of the home is the chef-inspired kitchen, it's the perfect space to gather, create, and entertain. With custom maple cabinetry, granite countertops, and plenty of room for baking & food prep, a workspace that seamlessly blends elegance with everyday function. The dining area connects to a bright and breezy three-season sunroom, this will likely be your favorite space in the home! A versatile indoor-outdoor transition space for entertaining, board games or cozying up with a book or simply soaking in the panoramic views that stretch across your private oasis. The floor-to-ceiling stone gas fireplace is a focal point in the living room and ideal for cozy evenings. Deck access off the great room gives you even more entertaining space, ideal for summer BBQ's and watching the kids play! Up the hall, the primary suite is a retreat unto itself, featuring a spa-like 5-piece ensuite that brings the experience of a luxury resort right into your home, and a walk-in closet with built ins for substantial clothing storage & display. Step into your private sunroom(currently an office) each morning to enjoy coffee and countryside views & it's a lifestyle few get to experience. With four total bedrooms & a large main floor laundry for convenience, the layout is as practical as it is beautiful. The fully finished basement, constructed with energy-efficient ICF block, includes a spacious family room and two generous bedrooms & ideal for guests or teens. Vehicle and hobby enthusiasts will appreciate the

massive heated triple-car garage, complete with hot/cold water and floor drains plus a bonus storage workshop space in the back half. Just when you thought you'd found the BIGGEST garage, theres an additional detached oversized single garage providing extra storage for recreational gear, workshop needs, or acreage toys. This home is as low-maintenance as it is high-performance. With upgraded insulation beneath the stucco, recently replaced shingles, soffits, and eavestroughs, you'll enjoy year-round energy efficiency and worry-free ownership. Outside, the landscaping creates the feel of your own private park, with a huge garden spot, and a covered deck with natural gas BBQ hookup—ideal for hosting or relaxing with a view. Wind down your summer evenings around the firepit, surrounded by friends, stars, and endless sky. Once you bring in the horses and livestock you'll have completed your acreage and can embrace the lifestyle that comes with it- an experience in country living without compromise.