



**GRASSROOTS**  
REALTY GROUP

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803, 52328 Range Road 233  
Rural Strathcona County, Alberta

MLS # A2212070



**\$1,457,500**

<b>Division:</b>	Balmoral Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,880 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	21-52-23-W4
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	n/a		

Open and inviting, this 2880 sq ft 6 Bedroom bungalow in Balmoral has it all! A soaring 16ft ceiling greets you into this immaculate home. Engineered hardwood, expansive great room, formal dining room & chef's kitchen with a Wolfe gas stove, Sub Zero fridge, granite countertops & trendy lighting. A huge walk thru laundry/pantry/mud room. Just freshly painted to reflect today's trends. Primary suite enjoys bright windows, large enough for all your furniture. A 5 pce ensuite with granite countertops, soaker tub, ample walk in closet. 2 generous kids bedrooms, one with a wall bed. 5 pce main bath. Upstairs bonus/flex/bedroom (second primary) with a full 4 pce bath. Basement has brand new carpet installed & is home to a large family area, wet bar, 2 additional large bedrooms and a 3 pce bath. Triple oversized heated garage with 2 drains. Landscaped with artificial turf, a putting green, a washed aggregate driveway with extra parking bay. Air conditioned and brand new Celebright permanent holiday lighting. 1 photo virtual staged