



**GRASSROOTS**  
REALTY GROUP

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**5836 Maple Crescent  
Innisfail, Alberta**

**MLS # A2212341**



**\$629,900**

<b>Division:</b>	Hazelwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

How often do you get what you want? Check out this one of a kind 1720 sq ft two story bonus room from Mason Martin Homes.. Located in the beautiful community of Hazelwood Estates minutes from Dodd's Lake and it's walking paths and fishing, play ground, ski hill, and one of the best 27 hole golf courses in all of Alberta the Innisfail Golf Club. As a matter of fact this home over looks the golf course from the second floor bonus room and primary bedroom. Walking in you discover a stunning and inviting entrance and that's just the start. Kitchen features a huge island, quartz countertops in kitchen and throughout home, walk through pantry leading you to large mudroom to garage (23x24 two and half car with additional storage area), and stainless steel appliances. Living room not only boasts a a decorative feature wall but also has modern electric fireplace. Living room and dining have super large triple pane windows for more great site lines and natural light. This home is also equipped with Lutron Caseta Smart Home Automation that is easy to use and expandable. A spindled staircase leads you upstairs to the owners suite that includes large four piece ensuite and walk-in closet, second floor laundryroom, additional two bedrooms, and the perfect getaway bonus room over looking stunning golf course views. The home is currently in lock up stage for more information on expected possession date please call listing agent.