

**10027 99 Avenue  
Bezanson, Alberta**
**MLS # A1011727**


# \$780,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,240 sq.ft.	<b>Age:</b>	2018 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached, Double Garage Detached, Garage Door Opener, Gra		
<b>Lot Size:</b>	2.54 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Many Trees, P		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Wood

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** ICFs (Insulated Concrete Forms), Wood Frame

**Zoning:** gc

**Foundation:** Concrete, ICF Block

**Utilities:** -

**Features:** Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** hot tub, sheds, green house GDP and controls x 3 garage heater x2, The trellis behind the bench with the vine on it will stay. Crusher cone firepit will stay. The metal shelving in the unattached garage will stay,

Modern Farmhouse Custom Renovation-This Magazine worthy Chic Farmhouse has too many amazing details to put into words, like an intricate puzzle the owners have pieced it together to create a master piece. Private, treed on the pavement and only 20 minutes from GP this 7 bedroom 4 bathroom home is conveniently located to fit your families lifestyle. Herringbone tile entry invites you in to the home and gives visions of entertaining and preparing meals in the huge island kitchen. Quartz counter tops, barn sink, antique style natural gas convection oven, open shelves, paneled fridge and custom ordered ship-lap become a culinary studio. The bakers pantry holds double wall ovens, prep area, storage and an extra fridge. The plan is open concept throughout the living room kitchen and dining area and features wide plank larch wood flooring and vaulted ceilings with exposed beams and gas fireplace in the living room. The main floor features 3 bedrooms including the master, a craft/office area and a 4piece main bathroom. The master oasis features exposed beams, vaulted ceiling, private deck entry and an amazing en-suite. The master en-suite has a claw foot soaker tub, custom tile shower with dual heads, dual vanities, private laundry, and Pax walk in closet organizers. Above the 44'x34' garage is another living room, 2 more custom bedrooms and a large bathroom with dual sinks and a closed off area for toilet and shower. The finished basement features 2 bedrooms a 3 piece bathroom and the 3rd living room. The attached heated garage is huge 44' deep and 34' wide allowing you to park 4 large vehicles. There is also a 24'x24' detached heated garage. Out the back doors lead to a 21'x44' deck that is black oiled, has a hot tub and a covered area and a large overhang for shade. The yard backs onto the Bezanson school field and playground where there are

basketball courts and an outdoor rink. The yard is private and very well treed and features: -Fenced garden area -\$2000-\$3000 in Perennials that are now mature -fenced strawberry patch, raspberries, blueberries and haskap berries. 2 apple trees. -There is a French drain built into the East side of the property that drains into a cistern that we use to water the garden. -Big treehouse/play area -Garden shed, greenhouse, wood shed, gazebo -Electric dog fence for entire property. Comes with one collar for medium sized dog, but additional collars can be purchased from retailer. -Washed gravel on driveway