

**5507 28 Avenue
Camrose, Alberta**

MLS # A2200281



\$1,275,000

Division:	Valleyview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,916 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Greenbelt, Landscaped, Private, Un		

Heating:	High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Fridge, Stove, Stovetop, Oven, Dishwasher, Washer, Dryer, Garage Door Openers and controls, Garden Shed, AC, Water Softener, Central Vac & Attachments, sprinkler controls

AN ABSOLUTE GEM!! GORGEOUS WALK OUT BASEMENT, PARKLIKE SETTING BACKING A GREEN BELT - IT'S BETTER THAN NEW! Every detail in this Custom Built Home has been meticulously crafted with super quality. Incredible Curb Appeal, Beautifully Landscaped and Finished with Quality throughout. Stunning Foyer, solid oak doors/trim, crown mouldings/bordering, arches, columns and exceptional plumbing and lighting finishes. This Custom Built 1916 sqft Bungalow is in a league of its own and it shows. Open design with tile flooring throughout, bright windows with views, high ceilings, custom blinds and floor vents. Incredible Gourmet Kitchen with waterfall granite counters, Cherry Cabinetry, Huge Island, breakfast bar, pantry, full extension drawers and premium appliances. Stunning views from the Dinette with access out to a huge no maintenance, partially covered deck. Wonderful living room with majestic custom built fireplace. Spacious Master Bedroom, Luxurious 5pc ensuite - soothing spa tub, 6ft full tile shower w/ body sprays, granite counters, custom vanity and walk-in closet with built-in storage. Large Private den and superb main floor laundry room with exceptional cabinetry and flush mount sink design. Excellent ICF Walk out basement design with cozy in-floor heating, tons of windows and easy access outdoors to the fully covered concrete patio. Huge Family room with custom built-ins and gas fireplace, a flex area, 2 huge bedrooms, kitchenette, 4pc bathroom with full tile shower and tub, cold storage and a utility room. Fully air-conditioned. Excellent 27x26 heated garage with built-in storage, utility sink and completely finished. RV parking with sani dump. Well planned and thoughtfully manicured yard with sprinklers, underground power outlets, raised garden bed and 9x11 shed with power and finished to match the home. Quality

Craftsmen Built, Luxuriously Finished and the Most Perfect Location. You'll love it!