

6117 32 Avenue
Camrose, Alberta

MLS # A2159493



\$524,500

Division:	Century Meadows		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,128 sq.ft.	Age:	1999 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, RV		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed, central air

This 3 bedroom, 4 bath, three level split in Century Meadows will check all of your boxes! This home shows well! Not only has it been treated with kid gloves. It has seen upgrades recently including some flooring, fixtures, appliances, furnace - 2015 Hot Water Tank - 2015 Air Conditioning - 2020 . The main floor greets you with a bright open foyer next to the private home office you then come to the Comfy and inviting living room featuring a beautiful gas fireplace. When you head to the kitchen you wont help but notice the huge dining room with a raised ceiling letting the sun cast tons of natural light onto the entire living space through the large skylight. This casts a magnificent spotlight on the rich shiny granite counters! The entire kitchen is flooded with sunlight from all direction which will they enjoy the benefits of the walk-in pantry, granite counter and gas range. completing the first level there is a convenient laundry area off of the garage entrance as well as a discrete guest bath away from the main living space. As you summit the stunning open staircase that will bring you the third level . stop on the second level into off to on the second level you will be instantly envisioning all the cozy Family movie nights in the huge bonus room currently set up as a theatre.....Or maybe picturing an art studio or your private gym? You will arrive on the third level to find a 4 piece main bath next to 2 oversized bedrooms as well as an executive primary suite offering a large walk in closet as well as a gorgeous four piece ensuite complete with a soothing jet tub and separate enclosed shower. The recently finished basement offers a massive wide open family/rec area and 3 piece bath. The yard is fully fenced and thoughtfully landscaped with privacy in mind. The home received new appliances, paint, PB window, basement flooring and new 30 year shingles in the last year.

Attached is an insulated, drywalled, painted and heated oversized double garage.