

7208 44 Avenue Close
Camrose, Alberta

MLS # A2167800



\$584,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,557 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: A/C, dishwasher, electric range, stove, fridge(2), washer, dryer, shed, hot tub, backyard fireplace

Discover a haven of natural light in this stunning 1,557 sq. ft. high-end executive style bungalow. This home feels like a destination that you'll want to stay forever, featuring 4 spacious bedrooms, 3 full bathrooms and a front attached garage. This custom designed home boasts soaring 9 ft. ceilings, expansive windows, and two sets of French doors that lead to a wrap-around deck, seamlessly blending indoor and outdoor living and the ultimate entertaining space. The heart of the home is the open kitchen with gorgeous cabinets, brand new quartz countertops, incredible fixtures complimented by central A/C and a cozy fireplace in the living and dining area—perfect for both entertaining and relaxation. This space shows like a show home and theres little chance you won't gasp when you walk in the front door as the decor and finishing touches look like they're on the cover of a style magazine.

The master suite is a true retreat, offering a large walk-in closet and an exquisite ensuite with dual sinks, a stunning soaker tub, and separate corner shower. There's main floor laundry, 2 additional bedrooms and a trendy main 4pc bathroom with all the tile work and trendy choices that set it apart as a special room on this home tour. The fully finished basement is an entertainer's dream, featuring a spacious bedroom, stylish 4-piece bathroom, an exercise room, an exceptional theatre room, and a generous recreation room with a "speak easy" vibe, complete with a wet bar. Step outside to your fully fenced yard, designed for ultimate enjoyment. The 8-person hot tub, and inviting patio with a fireplace create an idyllic setting for gatherings or peaceful evenings under the stars. Located in a quiet cul de sac, this will be the spot where you get to know your neighbours and a home you'll never want to leave.