

214, 50072 Range Road 205
Rural Camrose County, Alberta

MLS # A2251426

\$725,000

Division:	Sanctuary Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,847 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Garage Faces Front, Gravel Driveway, Insulated, Triple		
Lot Size:	3.68 Acres		
Lot Feat:	Backs on to Park/Green Space, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	6-50-20-W4
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	CR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave, Hood Fan, Dishwasher, Washer, Dryer, Sump Pump, Overhead Garage Openers and Controls

Welcome to this stunning bungalow nestled on 3.68 acres in the sought-after Sanctuary Estates of Camrose County. Set in a desirable neighborhood beside the Ministik Bird Sanctuary and known for its privacy and luxury, this property offers an exceptional living experience with a spacious private yard, perfect for outdoor enjoyment. Boasting high-end finishes throughout, this home features 9-foot ceilings with 8 ft doorways, a spacious open layout, and an abundance of natural light in every room. The rich cabinetry in the kitchen, granite counters and walk-thru pantry provide ample storage for any growing family. With 3 well-appointed bedrooms and 2 generous bathrooms, the home is designed for comfort and style. Enjoy cold winter nights in front of the gas fireplace in the living room; or hot summer nights on the upper deck, complete with a gas line for that BBQ. The unfinished walk-out basement provides endless possibilities for customization, while the main floor laundry and triple-car garage add convenience and ease to daily living. Unique garden doors to the fire pit from the basement open fully for moving or entertaining, and offer a fantastic opportunity to develop both inside and outside as you see fit. Whether you're looking to entertain or enjoy peaceful seclusion, this property offers the perfect blend of both.