

5616 23 Avenue  
Camrose, Alberta

MLS # A2277531



## \$1,100,000

<b>Division:</b>	Valleyview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, No Neighbours Behind, Pri		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Fridge(2), downstairs corner wall unit, cabinet in laundry room, central vac with hose, security system in pantry, island stools, garage cabinets, hot tub with step, greenhouse, fire pit, garden shed, water softener

Experience unmatched views and exceptional craftsmanship in this stunning custom-built walkout bungalow, perfectly positioned in Valleyview overlooking the breathtaking valley landscape. Offering 3 bedrooms, 3 bathrooms, this home blends elegance, comfort, and thoughtful design across a bright, open-concept floor plan. Expansive windows flood the space with natural light—complemented by coffered ceilings, motorized blinds, and rich hardwood flooring. The impressive great room showcases a striking stone fireplace and open staircase framing panoramic views. The chef-inspired kitchen features granite countertops, a large entertaining island, 36” gas cooktop, built-in oven and microwave, and a spacious walk-in pantry. The adjoining dining space extends to a wrap-around covered deck, offering year-round enjoyment and remarkable valley scenery. The luxurious primary suite is a private retreat complete with spa-style ensuite and walk-in closet, with main-floor laundry and air conditioning adding everyday convenience. The fully finished walkout basement is designed for living and entertaining—featuring in-floor heat, a generous media/games area, additional bedroom and den, and a second stone fireplace. Step outside onto the covered patio with hot tub and firepit, perfect for unwinding or hosting guests. Sitting on a beautifully landscaped oversized lot with full irrigation, greenhouse, and storage shed, this home also includes an oversized heated 4-car garage with epoxy flooring. Exterior CHIC Permanent Stucco Protection offers lasting peace of mind with warranty. A rare opportunity to own a premier walkout bungalow with incredible views, premium finishes, and every detail considered—welcome home.