

405 Sanden Street  
Bawlf, Alberta

MLS # A2283798



**\$374,900**

<b>Division:</b>	Bawlf		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,086 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tile Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Take a short drive to Bawlf and enjoy true small-town living with a fantastic K&ndash;12 school, strong sense of community, and welcoming family atmosphere. Nowhere else will you find this kind of value for your family! This 2007 custom-built home offers a truly unique layout with an abundance of gathering and entertaining spaces. With 2,086 sq ft, five bedrooms, and four bathrooms, there's room for a large family, guests, and everything in between. The home features a bright open living room, open-concept kitchen, living and dining areas, plus a family room, rec room, and games room&mdash;options and flexibility at every turn. The cozy living room is filled with natural light from an abundance of windows and is anchored by a warm wood stove. The spacious dining area easily accommodates guests and flows seamlessly into the custom kitchen, complete with hickory cabinets, a huge island, breakfast bar, and deck doors&mdash;perfect for BBQs on cool summer evenings. Be sure to open the pantry&mdash;you'll be delighted by the impressive layers of built-in food storage! Upstairs, the large primary suite is a standout, featuring an office or sitting area that overlooks the main floor, a generous ensuite, walk-in closet, and access to a private balcony. A guest bedroom and a spacious 4-piece main bathroom complete the upper level. Just a few steps down from the kitchen, you'll find a functional family room adjacent to an office or den, along with a convenient 2-piece bath. Main-floor laundry, neatly tucked next to the heated garage, is a practical and much-appreciated feature. The basement is exceptionally spacious and includes a rec room, games room, a bedroom with potential for a walk-in closet or attached office, and a 2-piece bathroom already plumbed for a shower. Outside, the fenced yard is truly incredible.

Situated on two lots, the space feels expansive, and with two decks, you can fully enjoy and maximize the outdoor living this property offers.