

**1113 Hazelmere Drive
Beaverlodge, Alberta**

MLS # A2149704



\$569,900

Division:	N/A		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,394 sq.ft.	Age:	2008 (16 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking		
Lot Size:	0.62 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Tankless Hot Water

Inclusions: Appliances, Window Coverings, Air Conditioning, Garbage/Recycle bins, Central Vac NO Attachments, Shed

Exquisitely designed bi-level home located in the desirable Old Towne Estates subdivision. You will discover an abundance of modern luxury as you enter this turn-key home. The open concept kitchen features an elegant and chic design with two-toned kitchen cabinets, high gloss backsplash, and gold accents. The large, shiplap island provides secondary seating, perfect for those busy mornings where the kids enjoy breakfast before walking down to the bus. Yes, that's right, there is bus transportation from Old Towne Estates to the local schools. A farmhouse, porcelain sink and all brand new appliances finish off this one-of-a-kind kitchen. You will notice the consideration to the design of this home as the floating white oak shelves featured in the kitchen, make their way into the living room. This space boasts a custom built mantle surrounding the fireplace and a veneer stone masonry feature wall which can host up to an 85" TV. The arched bookcases and built-in white oak cabinetry provides ample storage and a stylish location for your plants, family photos, and decorative pieces. The main bathroom has a timeless and classy feel with it's hexagon tile flooring, espresso vanity, and the green and gold accents. The master bedroom follows suit in it's upscale design and many custom features. A fan-favourite would be the built-in bedside lighting controlled by your own switch for those cozy evenings curled up with a book! The master bedroom is accompanied by a modern black and white styled bathroom and walk-in closet. Two additional bedrooms featured on the main floor are designed perfectly to host your million dollar family! 1113 Hazelmere Drive showcases a light, bright, and airy environment throughout thanks to the large windows and 9 ft ceilings! The spacious home design is also continued into the basement area as you enter a huge secondary living room perfect for

family movie nights, a playroom (with toy storage) for the kids, and/or an exercise room. As you make your way down the hall you will find two more bedrooms. The sixth room found in the basement of this home could be used as a bedroom or an in-home office. Not only is the home second to none, the yard is huge! 0.62 acres to be exact. A massive corner lot, RV Parking, 20x12 ft shed, fire pit area, play center and a bountiful garden make up this property. Or beat the heat by relaxing indoors with your new friend, A/C! Located on the top of the hill, you can sip your morning coffee or watch the sunset from your deck. A beautiful view of the "city" lights, Beaverlodge, and it's countryside. Acreage living within town limits- the best of both worlds. Check, check, check, and check!