

\$639,000 - 231 11a Avenue Ne, Sundre

MLS® #A2134543

\$639,000

3 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.17 Acres

NONE, Sundre, Alberta

This meticulously designed MODERN HOME features an open floor plan that SEAMLESSLY integrates clean lines and SOARING ceilings to create a spacious and INVITING living environment. The large windows flood the space with natural light, while the custom phone/remote-operated blinds add a touch of ELEGANCE without overpowering the room. The luxurious vinyl plank flooring complements the white millwork and baseboards, adding warmth and CHARACTER to the living space. The "BREATHE" design concept captures the essence of an AIRY, BRIGHT, and RESTFUL atmosphere, thanks to the SOOTHING combination of whites, beiges, and soft natural shades. The BLACK-and-WHITE color scheme in the kitchen continues to IMPRESS. Crisp white Shaker-style cabinetry effortlessly COMPLEMENTS the textured SUBWAY TILE and QUARTZ countertops, creating a SLEEK and STYLISH culinary space. The inclusion of EXTRA electrical plug-ins ENSURES convenience and practicality for everyday use. A "freedomRail" closet system is INSTALLED in all closets and storage spaces and provides ENDLESS flexibility, allowing for EASY adjustment and reconfiguration of components throughout the home. The spacious MASTER SUITE and spa-like ENSUITE offer a tranquil retreat, featuring sparkling subway tiles, a stand-up shower, luxurious quartz countertops, and a separate tub for added comfort. The expansive walk-in closet is enhanced by the versatile "freedomRail" system, your



storage options are endless. The main bathroom boasts HIGH-END fixtures, marble tile flooring, and quartz counters. Additionally, an OVERSIZED hallway closet, opposite the second bedroom, has the potential to ADD a washer and dryer -- plumbing is in place, and by simply adapting the "freedomRail" system, you can have laundry on the MAIN floor. The fully finished basement is a seamless EXTENSION of the main floor, featuring the same COLOR SCHEME, FLOORING, and HARDWARE to create a cohesive WHOLE-HOME aesthetic. A welcoming L-shaped family room harmoniously CONNECTS to the main living area. This space is flooded with natural light, particularly in the DELUX hobby/craft room. The original floor plan included 2 bedrooms instead of 1 large SUPER room—a wall can easily be added to re-create 2 additional bedrooms. Tucked away, is the TRANQUIL third bedroom complete with PRIVACY blinds behind the sheers, as in the upstairs bedrooms. Imagine spending PEACEFUL evenings under the covered deck, surrounded by the gentle glow of evening stars. The LOW-MAINTANANCE concrete ground decks and walkways, along with thriving NEW sod and shrubs, create a welcoming PROFESSIONALLY landscaped outdoor space. Up-to-date "gemStone Trac Lights" have been added to the front of the home to PERSONALIZE the lighting as the seasons change. The OVERSIZED 2 CAR garage doubles as a remarkable HOME GYM, with ample parking on the paved apron and driveway. This home is a true SANCTUARY of FREEDOM and RELAXATION - a perfect FUSION of functional design and modern LUXURY with NO DETAIL spared.

Built in 2021

Essential Information

MLS® #	A2134543
Price	\$639,000
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,326
Acres	0.17
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	231 11a Avenue Ne
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave Hood Fan, Satellite TV Dish, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 14th, 2024
Days on Market	21
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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