



Anne French  
Your REALTOR®  
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5 Quarry Bank Road  
Raymond, Alberta

MLS # A2300382



**\$999,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,809 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.45 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Lawn, Private, Underground Sprinklers		

<b>Heating:</b>	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>	Composite Siding, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, garage door openers and remotes, garage overhead heater, air conditioning, underground sprinklers, deep freeze in pantry, sump pump

This absolutely stunning home in the Stonegate Meadows neighborhood in the town of Raymond—just 20 minutes from Lethbridge—truly pulls out all the stops! The curb appeal is undeniable with gorgeous landscaping on nearly a half acre of land complete with 17 oak and willow trees, with striking stucco and composite exterior, an engaging roofline, and a massive driveway with plenty of room for RV parking, all complemented by a heated triple car garage with space for vehicles and toys and with a drain in the floor, you can comfortably work on any project. Inside, you’re greeted by soaring 11.5-foot ceilings and an abundance of natural light pouring through oversized windows, highlighting a thoughtfully designed layout that blends luxury and functionality. The main level features a private office, stylish powder room, and a convenient back boot room with lockers (perfect for those with kids), while the showstopping kitchen offers quartz countertops, a massive 5 ft. X 10 ft. island, stainless steel appliances, a gas stove complete with pot filler, and a large butler’s pantry with endless storage. The living room is warm and inviting with a beautiful natural gas fireplace, and the entire main floor is finished in elegant and durable luxury engineered hardwood floors. The primary bedroom is a true main-floor oasis with a spa-like ensuite featuring a soaker tub, dual vanities, a walk-in shower, and a walk-in closet complete with its own washer and dryer for ultimate convenience. Downstairs, you’ll find four additional spacious bedrooms, a large family room, and plenty of room for kids to play or adults to relax, plus a second washer and dryer setup and additional storage space. This home also includes central air conditioning, underground sprinklers, and a 200 AMP electrical panel, offering comfort and room to grow. Built as the

builder's own home, you can be confident it was constructed with top-tier quality and attention to detail—this is not a home you want to miss, so call your REALTOR® today and book your private showing!