



5301 Birch Crescent Boyle Alberta

\$379,500

If space is an absolute must on your wish list, prepare to be impressed by the size and functional layout of this fabulous home. A bungalow with over 1800 sq ft, per level is an extraordinary find in town. The custom kitchen with granite counters is absolutely stunning, with unobstructed sight lines and plenty of open space for a massive dining table or multiple casual lounging spaces. Whatever you desire there's room for it. Spacious living room on the main level, equally sized family room in the basement, plus an even larger games/flex room with full second kitchen. Just imagine the events you could host with this much space. The back yard is fenced, providing a private retreat with flower beds and mature apple tree. Arguably one of the most pro-active homes you'll ever see. Rest easy at night knowing water issues in the basement won't happen here. The owner has already installed weeping tile and multiple sumps to ensure heavy rains will never be a concern. Power out in the neighbourhood? That's ok, the electrical panel has already been upgraded to support a back up generator. Siding is foam-filled metal. Pride of ownership is evident everywhere you look. Don't forget about room for the outdoor toys. Oversized double attached garage is 30 ft long, finished, insulated with heat. Double carport attached to the garage for extra covered parking. Walking distance to the school, hospital and fitness centre. (id:6769)

Bedroom 8.75 Ft x 9.75 Ft

Bedroom 8.58 Ft x 12.50 Ft

4pc Bathroom 5.33 Ft x 9.08 Ft

Recreational, Games room 25.67 Ft x 17.17 Ft

Family room 21.17 Ft x 13.75 Ft

Storage 12.75 Ft x 15.17 Ft

Kitchen 19.75 Ft x 16.25 Ft

Dining room 25.75 Ft x 12.75 Ft

Living room 21.25 Ft x 14.58 Ft

Primary Bedroom 12.58 Ft x 16.50 Ft

2pc Bathroom 4.33 Ft x 7.17 Ft

Bedroom 8.67 Ft x 13.58 Ft

Bedroom 10.42 Ft x 9.75 Ft

4pc Bathroom 4.75 Ft x 8.67 Ft

Laundry room 7.08 Ft x 9.50 Ft

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