



Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

**52 Cobblestone Lane
Raymond, Alberta**

MLS # A2140045



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,956 sq.ft.	Age:	2014 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.02 Acres		
Lot Feat:	No Neighbours Behind, On Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, garage door openers and remotes, underground sprinklers, gemstone lights, hot tub, AC

Sitting on over 1 acre of land, this bright, beautiful, sprawling bungalow provides you with the stunning modern home you have been searching for!! Located in the sublime Stonegate Meadows development in the town of Raymond, this home overlooks Hell’s Creek Gold Course - specially hole 6 and the green of hole 1! Besides a fantastic yard with mature trees (including some fruit trees and bushes), gorgeous grass, a crescent driveway, fire pit area, HUGE back deck, built in Bullfrog hot tub, RV/boat parking, TRIPLE attached, heated garage, and that unmatched view, this home has endless interior features that make it one of a kind! Some of these features include: a two-storey, in-floor heated basketball court/gym, a weight lifting room, a natural gas fireplace, quartz countertops, luxury vinyl plank flooring, 9 foot ceilings both up and downstairs, two high efficiency furnaces, central air conditioning, 2022 Miele dishwasher and induction stove, large walk-in pantry, huge mud room and laundry area with tons of extra storage, a chair lift, SIX bedrooms plus a main floor office, and three and a half well appointed bathrooms! The home has a fantastic flow with a large dining room, a front sitting room AND a spacious 20 foot vaulted ceiling living room upstairs, and a stunning primary bedroom that looks west out onto the golf course and catches those one of a kind southern Alberta sunsets. This home has underground sprinklers with an automated system that can be modified and changed to your liking, new gemstone lights, several built in features throughout the home for additional storage, and brand new roof shingles in 2021. From top to bottom this home has been lovingly built, cared for, continuously improved, and curated to what you see today! There have been many new additions and features added to the home in just the last few years! Don’t delay, call

your REALTOR®; and book your showing today!!