



GRASSROOTS
REALTY GROUP

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111 Crystal Springs Drive
Crystal Springs, Alberta

MLS # A2293960



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,270 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Gravel Driveway, Heated Garage,		
Lot Size:	1.77 Acres		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, No		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	n/a
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Trampoline, Starlink

This immaculate 4 bedroom, 3 bathroom home is perfectly positioned on a private 1.77-acre parcel directly across from lake access. Near Pigeon Lake Village, Golf, Dining, Spa. Surrounded by mature trees with a ravine on one side and a treed backdrop behind, this property offers the kind of outdoor setting families dream about—space for trails, treehouses, campfires, & years of unforgettable memories! Inside, the open-concept design is filled with natural sunlight from oversized windows, while the soaring living room ceiling & cozy gas fireplace create a warm, gathering space. Rustic alder cabinetry adds timeless character to the kitchen with SS Appliances, blending comfort & functionality for everyday family living & entertaining! Recent upgrades make this home comfortably move-in ready, with new flooring, upgraded power. New roof on the workshop. Triple Att Garage & plenty of parking! Wind down your evenings around the fire pit and enjoy the peace and privacy this exceptional property provides.