



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

115 Crystal Springs Drive
Crystal Springs, Alberta

MLS # A2306818



\$784,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,373 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.63 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Irregular Lot, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	23-46-1-W5
Exterior:	Composite Siding, Stone	Zoning:	NA
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: gazebo, c-can, 2 storage tents,

Absolutely gorgeous custom built bungalow in an A-1 location at Crystal Springs on the south shore of Pigeon Lake. Very attractive curb appeal. Huge lot .63 acre, surrounded by trees, lake access & boat launch directly across the road. Over 2300 sq ft, 3 bedrooms, 3 bathrooms, loft area with bonus room & 3 pc bath, big garage 28'x24' plus work shop area, floor drain, hot & cold taps & Man Cave above. Main living area features beautiful open concept, very high vaulted ceiling, hard wood, sky lights, window package allows for an abundance of natural light. Dream kitchen features soft close cabinets, granite counter tops and kick sweep. Great room w stone faced gas fire place. 3 good sized bedrooms including primary suite with 3 pc ensuite. Loft area can be utilized as a family room, currently being used as primary bedroom. Basement is 6 ft crawl space. Fire pit area with patio. hiking trails adjacent to the property, Village at Pigeon Lake is less than 2 miles. YOU WILL LOVE your LAKE HOUSE. Must be seen.