



GRASSROOTS

REALTY GROUP

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**118 Crystal Springs Drive
Village at Pigeon Lake, Alberta**

MLS # A2310826



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,480 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Beach, Gentle Sloping, Landscaped, Rectangular Lot, Waterfront		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	23-46-1-W5
Exterior:	Composite Siding	Zoning:	Residential
Foundation:	Perimeter Wall	Utilities:	-

Features: Closet Organizers, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Wood Windows

Inclusions: Aluminum Steps to Water

#118 Crystal Springs Drive where the Warmth & Charm of Hand-Scraped Hickory Floors, Walnut Cabinetry & Cedar Walls welcome you to lakefront living. Interior woods are enriched by "hints" of Copper Accents. The Spacious living area boasts a Vaulted Ceiling, Stacked Stone Wall is the perfect backdrop for the cozy W/B stove, the heart of this home! The 3 Season Sun Room is GLASS Ceiling & Walls allowing you to enjoy Panoramic Lake Views & Amazing Night Skies! Granite Counters, Copper Sink, & S/S Appliances are featured in the Chef's Kitchen. Bright, spacious Mstr bdrm has a 4 pce ensuite. 3 pce bath and Utility area/ Beverage Center. The 2nd Bdrm/Den/ has a Murphy Bed as does the accommodation in the Garage offering a 3rd bdrm and a 3 pce bath! Garage built in 2020 is heated and insulated. Beautiful lakeside yard features a fire pit. This Well Maintained Bungalow is Perfect for your Full Time Residence or that Get-a-way Retreat.