



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

MLS # A2311172



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,415 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, No Back Lane, No Neighbour		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-46-1-W5
Exterior:	Vinyl Siding	Zoning:	cres
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Premiere Offering of 175 Crystal Springs!!! Set on a carefully selected, elevated lot, this thoughtfully & intentionally designed property captures panoramic lake views from multiple vantage points through out the home and outdoor living spaces. Created with both comfort & versatility in mind, the layout appeals to a wide range of buyers, offering inviting gathering spaces, 4 spacious bedrooms. The generous primary suite provides a peaceful retreat with an inviting 2 sided fireplace, large w/l closet, 4 pce ensuite & oversized lake facing windows. The fully fenced back yard & screened covered veranda create the perfect setting to relax, entertain & enjoy the surrounding views in every season along with seamless indoor-outdoor living! This yard is where you'll end up sitting longer than you planned, just letting the day slow down. Basement is ready for your vision! Complete with an attached dbl garage this property blends lifestyle, functionality & timeless lake lifestyle appeal. Steps to the lakeshore.