



GRASSROOTS

REALTY GROUP

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**B59 Cottage Crescent
Golden Days, Alberta**

MLS # A2314089



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,605 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	15-47-1-W5
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed

This Beautiful Property at Pigeon lake hosts a 1605sq/ft home and Detached Garage with Living Space above! A Paved driveway welcomes you to the property and first takes you to the home with a covered deck that wraps around two sides. Inside the home the open concept main floor hosts a Large living room with a wood fireplace, Kitchen with an eating bar, dining, laundry, and a 2 piece bathroom. The upper level hosts the Primary Bedroom, 3 piece Ensuite Bathroom, Bonus Room, Two more Bedrooms, and a Full 4 piece Bathroom. The home provides a warm feel and has Air Conditioning for the hot summer days. The Oversized Double Detached Garage has In-Floor Heat and Living Space Above. The Living space has a Bedroom, 3 Piece Bathroom, and Large Living room with a bar and sink. The main level has lots of room to park all your toys with extra space to work. The Backyard is Beautifully Landscaped with a Fire Pit Area, Exposed Aggregate Sidewalk, two Storage Sheds, with a Black Chain Link Fence Surrounding it!