



**11602 19 Avenue
Blairmore, Alberta**

MLS # A2316490



\$706,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Street Lighting, Undergr		

Heating:	In Floor, Forced Air, Zoned	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms)	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: Dishwasher, Fridge, Stove, Washer, Dryer,

Welcome to this spacious bungalow in the family friendly community of Blairmore. Offering over 2,790 sq. ft. of developed living space, this home is well located with convenient access to local amenities and outdoor recreation, making it a great fit for enjoying the mountain lifestyle of the Crowsnest Pass. The main floor features an open concept layout with three bedrooms and two full bathrooms, along with a spacious kitchen and dining area that opens onto the rear deck and covered BBQ space. Hardwood and tile flooring run throughout, while expansive windows bring in plenty of natural light. Downstairs, the fully developed basement adds a fourth bedroom, full bathroom, large family room, laundry area, cold room, and excellent storage. Built on an ICF foundation, it also includes basement in floor heat with multiple zones for added comfort. Outside, the home sits on a large lot with a landscaped yard and underground irrigation for easy care. Outdoor living is enjoyed from both the front verandah and rear deck, offering space for relaxing or entertaining. Ample off street parking provides room for vehicles, trailers, and recreational toys. Additional features include central air conditioning and hot water on demand. A major highlight is the radiant heated 28' x 26' detached garage, featuring 12-foot ceilings, a 16' x 10' overhead door, mezzanine storage, and 220-volt wiring. Located close to a playground and ski hill, this property offers comfort, practicality, and a great location in the heart of the Crowsnest Pass.