



GRASSROOTS
REALTY GROUP

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**1830 York Creek Close
Blairmore, Alberta**

MLS # A2316712



\$1,125,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,444 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	3.19 Acres		
Lot Feat:	Many Trees, Private, Secluded, Views		

Heating:	Boiler, Central, In Floor, Fireplace(s), Forced Air, Natural Gas, Propane, Wood	Water:	Well
Floors:	Carpet, Concrete, Hardwood, Linoleum, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	CR1
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Refrigerator, Gas Cooktop, Wall Oven x2, Dishwasher, Garage Refrigerator, Chest Freezer, Bar Fridge, Hot Tub, Window Coverings, Central Vacuum and Attachments, Garage Door Openers x2 and Remotes, Generator, Shed, Canopy & Tarp Shelters, Superior Fuel Tank		

Secluded mountain acreage only 4 minutes from town. Tucked into the trees at the end of a quiet cul-de-sac in York Creek Estates, this 5 bedroom, 4.5 bath home sits on 3.19 private acres and offers a lifestyle that is genuinely hard to find. The floor plan is thoughtfully designed with the main floor living at its core. The primary bedroom, laundry, kitchen, dining, and living room are all on one level, creating a seamless and functional flow throughout. The kitchen is well appointed with a gas stove top, double ovens, prep sink, and an island with breakfast bar. The living room impresses with soaring vaulted ceilings, lighted art alcoves, and a gas fireplace, with hardwood floors running throughout the main living spaces. The dining room opens directly to a covered deck with a gas BBQ hookup, extending your living space into the trees. Upstairs, two separate wings offer exceptional flexibility for families or guests, each with their own bedroom, bathroom, and living space. The fully finished walkout basement rounds out the home with a spacious rec room, wood burning fireplace, wet bar, additional bedroom, and cold room storage. A newly replaced gas boiler provides on demand domestic hot water as well as in floor heat in both the basement and the heated double garage, keeping the home comfortable and efficient through every mountain season. Outside is where this property truly sets itself apart. Morning coffee on the front deck offers expansive mountain views and peaceful forest wildlife, and evenings end under a sky full of stars from the private hot tub. For the hobbyist or tradesperson, the 32x32 shop with a mezzanine is a rare find and adds tremendous value to an already exceptional package. For families, the location is hard to beat. The property itself offers room to roam year round, and within minutes you have access to the bike park, ski hill, and swimming pool.

This is the kind of property that does not come along often in the Pass.