



GRASSROOTS

REALTY GROUP

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5 Mt. Laurie Road
Exshaw, Alberta

MLS # A2318393



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,200 sq.ft.	Age:	1910 (116 yrs old)
Beds:	4	Baths:	1
Garage:	Gravel Driveway, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Corners Marked, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: none

Discover a great gateway to mountain living in the hidden gem community of Exshaw. This solidly built, older single-family home offers an exceptional opportunity for young families seeking a permanent mountain residence at an affordable price point, or savvy buyers looking for a retreat they can creatively remodel into something truly special. Spanning 1,060 sqft of finished interior space this home provides a functional layout, peace of mind with recent mechanical updates, and a launchpad for your design ideas. Designed with both community and privacy in mind you will love the welcoming open living spaces and the nice separation of the bedrooms. The main level living and kitchen spaces provide large window spaces and high ceilings to ensure great natural lighting, two bedrooms and a 3pc bathroom. The upper level features two bedrooms and a dedicated attic storage space that is ideal for seasonal items. The lower level is an open canvas that awaits your vision. The space is perfect for a workshop, dedicated play space or outdoor gear storage. A traditional cold storage room adds a charming country feel to the lower level. Two outdoor covered porches invite you to sit, relax and enjoy a coffee chat. Located a short walk to the Bow River you have easy access to the water, Lac Des Arc and shoreline fishing. Nearby hiking and biking trails call you into the back country. Don't miss out on this rare opportunity to own an affordable piece of the mountains and build equity in a growing community. Schedule your private viewing today to explore the potential of this solid Exshaw home