



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13521 15 Avenue
Blairmore, Alberta

MLS # A2329158



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,440 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Asphalt, Double Garage Attached, Driveway, Garage Door Opener, Garage F		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Landscaped, Lawn, Paved, Sloped Down, Tr		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R - 1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, electric cook top, range hood, dual wall ovens, built in microwave, dishwasher, mounted framed T.V. in kitchen, washer, dryer, freezer in basement, central air conditioner, Security System hardware, garage door opener and remote, sump pump, water softener, microwave in basement, window coverings as viewed, closet and work bench in utility/laundry room

Welcome to Blairmore, Crowsnest Pass. This immaculate 3 bedroom, 3 bathroom bungalow offers over 2700sq. ft. of combined living space. Featuring open plan kitchen, living and dining, 2 gas fireplaces and a fully finished walk out basement. Constructed in 1976, the interior has been completely renovated to a very high standard. Every room offers a view of the mountains including an exceptional view of the iconic Crowsnest Mountain. Situated on a corner lot, this property is ideally located within walking distance to all amenities and within close proximity to the trail head for Turtle Mountain, walking paths and hiking. Recent updates include custom kitchen and bathroom cabinets, appliances, window coverings, stairwell, carpeting, baseboards, window trim, wainscoting, interior doors and hardware, light fixtures. The exterior has been professionally painted and landscaped, leaf filters on gutters, Jeld-Wen triple glazed windows, deck with Dur-a-deck finish, recessed lighting front eaves, top deck and the walkout basement. Whether you're searching for your family home, mountain get-away or investment this impressive property has everything you could ask for.