



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13518 15 Avenue
Blairmore, Alberta

MLS # A2329569



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,166 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Driveway, Off Street, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

This home is perfectly positioned in the heart of the Crowsnest Pass! With breathtaking views and an unbeatable mountain setting right in your own backyard, this inviting 4-bedroom bungalow offers comfort, functionality and picturesque views. Situated in a prime location, the expansive yard backs directly onto green space with the base of the mountain just beyond your fence, creating an incredible backdrop and easy access to nature right from your own home. Inside, the bright and welcoming main floor features three well-appointed bedrooms, including a spacious primary suite with convenient access to a Jack-and-Jill bathroom through a cheater door. The kitchen offers timeless painted wood cabinetry, ample workspace, and a functional layout that flows effortlessly into the dining and living areas, ideal for everyday living and entertaining. The fully developed basement adds even more versatile living space with a generous family room warmed by a gas stove, a fourth bedroom, a full bathroom, and an abundance of storage to keep everything organized. Step outside and discover a backyard that truly sets this property apart. Whether you're enjoying morning coffee, hosting summer gatherings, or simply taking in the stunning mountain views, the massive lot, spanning almost 10,000 sq ft, offers endless possibilities for outdoor living at the base of Turtle Mountain. If you have been looking for a family home, a mountain retreat, or a place to enjoy the incredible outdoor lifestyle that Crowsnest Pass is known for, this property is one you won't want to miss. Call your favorite Realtor® today!