



**GRASSROOTS**  
REALTY GROUP

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9, 610 4 Avenue SW  
Sundre, Alberta

MLS # A2333258



**\$479,000**

|           |                                 |        |                  |
|-----------|---------------------------------|--------|------------------|
| Division: | NONE                            |        |                  |
| Type:     | Residential/Duplex              |        |                  |
| Style:    | Attached-Side by Side, Bungalow |        |                  |
| Size:     | 1,267 sq.ft.                    | Age:   | 2017 (9 yrs old) |
| Beds:     | 2                               | Baths: | 2                |
| Garage:   | Double Garage Attached          |        |                  |
| Lot Size: | 0.11 Acre                       |        |                  |
| Lot Feat: | Gazebo, Landscaped, Lawn        |        |                  |

|             |                                                                                                                                                    |            |        |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Boiler, In Floor, Natural Gas                                                                                                                      | Water:     | -      |
| Floors:     | Vinyl                                                                                                                                              | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                    | Condo Fee: | \$ 350 |
| Basement:   | None                                                                                                                                               | LLD:       | -      |
| Exterior:   | Composite Siding, Wood Frame                                                                                                                       | Zoning:    | R-2    |
| Foundation: | Slab                                                                                                                                               | Utilities: | -      |
| Features:   | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |            |        |
| Inclusions: | N/A                                                                                                                                                |            |        |

Welcome to Prairie Creek Crossing, one of Sundre's most desirable adult living communities, where comfort, convenience, and maintenance-free living come together. This immaculate 2-bedroom, 2-bathroom end-unit bungalow offers an exceptional level of privacy and is thoughtfully designed for easy, accessible living. The bright, open-concept floor plan is enhanced by abundant natural light, efficient in-floor heating, and an attached double heated garage for year-round comfort. Quality upgrades set this home apart, including custom blackout blinds, a beautifully organized pantry with custom shelving, and a spacious walk-in closet that has been professionally transformed with custom cabinetry on one side and a functional office workspace on the other—perfect for working from home or creating additional storage. Built with accessibility in mind, this wheelchair-accessible home is ideal for those looking to downsize without compromising on space or quality. Whether you're retiring, travelling more, or simply ready to leave home maintenance behind, this property offers the lifestyle you've been searching for. Enjoy true lock-and-leave convenience with low condo fees of just \$350 per month, covering landscaping, snow removal, and all exterior maintenance. Spend less time on chores and more time enjoying everything Sundre has to offer, including nearby shopping, restaurants, walking trails, healthcare services, and recreation all just minutes away. Community features a gazebo with guest washroom for family outdoor gatherings. Pets are permitted with some restrictions. Rarely do end units with this level of privacy, thoughtful upgrades, and move-in-ready condition become available. Don't miss your opportunity to own this exceptional home in Sundre's premier adult community. Sundre is an hour from Calgary and Red Deer and

a world away from the city bustle, this gem of a community has it all, hospital, excellent medical services, pickle ball club, lots of outdoor opportunities like fishing, camping, snow mobiles, ATV's, wild horses and swimming pool, gym ..... the list goes on. This is a resale unit so GST isn't applicable.