



GRASSROOTS
REALTY GROUP

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22606 10 Avenue
Hillcrest, Alberta

MLS # A2337282



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,888 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, Lawn, Private, Underground Sprinklers		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Custom-built mountain masterpiece offering 5 bedrooms and 3 full bathrooms with over 3,100 total SQ FT of developed living space with stunning mountain views! This one-of-a-kind home features 9' ceilings throughout, including the lower level, with vaulted ceilings adding to the sense of space and light. The living room boasts a striking double-sided fireplace, while the walkout lower level has an efficient RSF wood fireplace with a heat distribution system to the rest of the home—significantly reducing gas costs. The chef's kitchen shines with granite countertops, a granite double sink, solid wood cabinetry, and dura ceramic tile flooring that continues into the bathrooms and living areas. The primary suite is a true retreat with a jetted tub and separate shower. Entertain year-round with built-in speakers in the kitchen, living room, lower level, and patio, plus a natural gas BBQ hookup and a 7-person hot tub. Enjoy the massive deck with low-maintenance composite decking and glass railings overlooking a fully landscaped yard complete with a fire pit. Additional features include central air conditioning, underground sprinklers, hot and cold water in the garage plus epoxy flooring, exterior hot water taps, ample paved and unpaved parking, and two large storage sheds. A rare opportunity to own a thoughtfully built, feature-rich home — book your showing today!