



GRASSROOTS
REALTY GROUP

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10 Heart Road
Lac Des Arcs, Alberta

MLS # A2339782



\$1,450,000

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	940 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	0.51 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	0050
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		
Inclusions:	N/A		

Experience mountain living on this expansive 20,000 sq ft property, located just 10 minutes from Canmore in the peaceful hamlet of Lac Des Arcs. This versatile home offers an exceptional blend of privacy and potential for an outdoor-oriented lifestyle. The main floor features an open concept layout centered around a cozy wood-burning fireplace, tow bedrooms, and a full bathroom, with the primary bedroom offering private access to the rear deck. The upper level includes a flexible loft space with a half bath and a large south facing deck, perfect for a studio, home office, or a third bedroom. The fully finished basement adds even more utility with a three piece bathroom, wet-bar/laundry area, and a separate entrance, providing excellent guest or income potential. Outside, you can find a greenhouse, garden boxes, a large storage shed, and a fire pit, all set within a mature, private landscape. Situated just minutes from the Bow River walking trails and about 25 minutes from Nakiska Ski area. This home is an ideal base camp for year round mountain adventures. It offers a unique opportunity to won a peaceful retreat that remains conveniently connected to the best of the Bow Valley. Contact your Associate for a viewing.