



GRASSROOTS
REALTY GROUP

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**314 Twin Cities Drive
Longview, Alberta**

MLS # A2343336



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,641 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage door control(s), work table and shelves in garage, all ceiling fans, camera security system

Have you been looking for the perfect family home.....Welcome to 314 Twin Cities Drive!! Located on a quiet street in the quaint village of Longview, this warm & welcoming home will not disappoint!! The main floor, with vaulted ceilings and dormer window, offers open concept living room, kitchen and dining area. Plenty of maple cabinets, a center island with prep sink and a back entry pantry makes for a truly functional kitchen topped off with mountain views from the kitchen window!! Two good sized bedrooms, a four piece bathroom and convenient main floor laundry complete the main level. The upper level is where you will find your retreat from the world....the spacious master suite, including a four piece ensuite with soaker tub and updated shower finished in Italian tile plus a generous walk in closet. And "la creme de la creme"....a covered balcony off the master suite with mountain views to live for.....just imagine the end of your busy day relaxing on the balcony with your bevy of choice watching the sun go down behind the Rockies!!! The basement with a fourth bedroom, three piece bathroom, family room and two flex rooms is 90% finished, awaiting your personal touches. 3/4 inch T & G plywood subfloor offers added warmth. The double detached garage is heated and has 2 storage areas accessible from the outside, one was used as the chicken coop. Your new home in the country awaits....morning coffee on the east facing verandah, cooking supper on the BBQ on west facing verandah or gathered around the firepit with family and friends.....let the memories begin!!