



GRASSROOTS
REALTY GROUP

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**1830 York Creek Close
Blairmore, Alberta**

MLS # A2343694



\$990,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,444 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	3.19 Acres		
Lot Feat:	Many Trees, Private, Secluded, Views		

Heating:	Boiler, Central, In Floor, Fireplace(s), Forced Air, Natural Gas, Propane, Wood	Water:	Well
Floors:	Carpet, Concrete, Hardwood, Linoleum, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	CR1
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	TV Wall Mount, Firewood on property, Garage shelves, mini fridge, Fridge in garage, Freezer in garage, Hot tub, Canopy shelter, tarp shelter, Superior fuel tank.		

Private mountain living, just four minutes from Blairmore. Tucked into the trees at the end of a quiet cul-de-sac in York Creek Estates, this 3.19 acre property puts you remarkably close to everything that makes the Crowsnest Pass such an incredible place to call home. Spend the morning on the trails, an afternoon golfing or fly fishing, ski at Pass Powderkeg through the winter, then be back home among the trees while the rest of town feels a world away. This is mountain living with the rare luxury of having recreation, shops, restaurants and everyday amenities only minutes from your door. The home itself was designed for the way people actually gather, retreat and live. With 5 bedrooms, 4.5 bathrooms and 2,444 sq. ft. above grade, the main level brings the primary suite, laundry, kitchen, dining and living spaces together on one floor. The kitchen features a gas cooktop, double wall ovens, prep sink and generous island, while vaulted ceilings, hardwood floors and a gas fireplace give the living room a sense of scale without losing its warmth. The dining room opens onto a covered deck overlooking the trees, creating an effortless transition outside. Upstairs, two separate wings create space and privacy for family and guests, each with its own bedroom, bathroom and living area. Downstairs, the fully finished walkout adds another bedroom, a 3-piece bathroom, generous recreation room, wet bar, wood burning fireplace and additional storage. In-floor heat runs throughout the basement and heated double attached garage, while a newly replaced gas boiler also provides on demand domestic hot water, bringing comfort to every mountain season. Then there is the property itself. Start the morning with coffee and mountain views from the front deck, spend summer evenings outside among the trees and finish the day under the stars from the hot tub. A 32' x 32' shop with mezzanine

gives you the space that mountain living calls for, whether that means bikes, skis, tools, toys or a serious workspace. Private acreage. Mountain recreation. Minutes from town. This is the Crowsnest Pass lifestyle people come here looking for.