



GRASSROOTS
REALTY GROUP

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405 Maple Crescent
Picture Butte, Alberta

MLS # A2345848



\$439,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Private		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

This custom built 2 storey split level home has been in the same family since new. The main floor has a large vaulted entryway with sunken living room and wood burning fireplace. There is an 11' x 11' den or office with closet, situated right beside the front door. There is a bright open kitchen with an east facing breakfast nook, and back yard access via an enclosed 3 season sun deck. There is also main floor laundry with a 2 piece bathroom. Heading upstairs you will find a 4 piece main bath, and 3 decent bedrooms, with the primary bedroom having tons of closet space, a spacious 3 piece ensuite, and a cozy sitting retreat. The basement has a large family room, 1 bedroom finished, 1 bedroom partially framed, along with a massive storage room. There is also a newer furnace and H/W tank and roughed in bathroom as well. The back yard is very lush and private, but a bit rustic, and needs some elbow grease to make it shine. Great value, in a great location, especially if you are willing to put in some time and energy to whip this family home back into shape!