



GRASSROOTS
REALTY GROUP

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71 LAKEVIEW Heights
Canyon Creek, Alberta

MLS # A2346993

\$560,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,589 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Off Street		
Lot Size:	4.00 Acres		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Many Trees, Native Plants, Pie Shaped		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, High Ceilings, Recessed Lighting, Separate Entrance		

Inclusions: ALL BLINDS, SHED

Welcome to 71 Lakeview Heights in Canyon Creek. Perched high overlooking the lake this fully treed 4 acre parcel has just enough cleared for the house and driveway. Let your imagination do the rest. Privacy reigns supreme with this incredible 1589 sq ft walkout with 9 ft ceilings, big A-frame windows upstairs lighting up the spotless hardwood flooring and towering brick fireplace. Great kitchen with plenty of cabinets, walk in pantry, and South facing windows. The primary bedroom has access onto the wrap around deck and sports a great ensuite with separate shower and tub. Down stairs is fully finished with walk out doors, huge living room, full bathroom, and 2 more bedrooms. Great opportunity.