



GRASSROOTS
REALTY GROUP

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609 230 Street
Hillcrest, Alberta

MLS # A2347045



\$589,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,176 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Off Street, Pa		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water		

Inclusions: Electric Range, Range Hood, Refrigerator, Washer, Dryer, Blinds as viewed, Garden shed, Garage door opener and remote

Welcome to Hillcrest Mines, Crowsnest Pass. This exceptional, extensively renovated bi - level home offers approximately 1,800 sq. ft. of combined living space. The main floor features open plan living, dining and kitchen, 3 bedrooms, 1 - 4 piece main bathroom, 4 piece ensuite, pantry storage, brick faced wood burning fireplace. The lower level is partially finished and leaves room for the new owner to add their own touches. There is potential to add a suite or finish to accommodate more living space. The back yard is landscaped, fenced and private with the property boundary extending well beyond the fence into the heavily treed area. There is a single tuck under garage with interior access to the basement . Perfect family home, bordering undeveloped land with mountain views and the peaceful lifestyle this area is known for.