



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

27, 610 4 Avenue SW
Sundre, Alberta

MLS # A2349151



\$524,900

Division:	NONE		
Type:	Residential/Triplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,313 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Gazebo, Landscaped, Many Trees, Paved, See Remarks, Underground Sprinkler		

Heating: In Floor, Hot Water, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Composite Siding, See Remarks, Wood Frame

Foundation: Slab

Features: Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 350

LLD: -

Zoning: R-2

Utilities: -

Inclusions: Garage door openers; two remotes

Welcome to Prairie Creek Crossing — where comfort, elegance and carefree living come together in the beautiful community of Sundre. Surrounded by mature greenery and the natural beauty of the foothills, this beautifully designed two-bedroom villa offers an inviting lifestyle for those looking to downsize, simplify, or enjoy a peaceful retreat without giving up the comforts of a modern home. Ideally located in Sundre, Prairie Creek Crossing places you close to the amenities, recreation and community spirit that make this area such a wonderful place to call home. Step inside and immediately appreciate the thoughtfully designed open-concept floor plan, enhanced by vaulted ceilings that create an airy and spacious atmosphere. The kitchen is both stylish and functional, offering generous counter space, ample cabinetry and a large pantry — perfect for everyday living or entertaining family and friends. The kitchen and dining area flow naturally into the inviting living room, creating a warm and comfortable gathering space filled with natural light. The spacious primary bedroom provides a peaceful retreat at the end of the day, complete with a walk-through closet leading to a private four-piece ensuite. The second bedroom is equally versatile and can comfortably accommodate guests, family members, or serve as the ideal home office, hobby room or den. Designed with single-level living in mind, this home offers the convenience of having everything you need on one floor, eliminating stairs while maintaining a generous and comfortable living space. A double attached heated garage provides secure, convenient parking for two vehicles, with plenty of room for additional storage and your outdoor essentials. Comfort continues throughout the seasons with in-floor heating throughout the home and garage, providing cozy warmth during the colder months.

Exterior landscaping and snow removal are taken care of, allowing you to spend less time on maintenance and more time enjoying the lifestyle you've worked hard to achieve. And for those who can't imagine life without their four-legged companions, pets are welcome with board approval, so your beloved pets can be part of your new home and lifestyle. Beyond Prairie Creek Crossing, Sundre offers an exceptional range of recreational and community amenities. Enjoy hiking, fishing, camping, trail riding and countless opportunities to explore the surrounding natural beauty. Golf enthusiasts will appreciate the nearby courses, while the community also offers a hospital, seniors' centre and indoor recreation facility featuring a pool and fitness amenities. Whether you're looking for a comfortable place to retire, a simpler way of living, or a beautiful home where you can enjoy more of what life has to offer, Prairie Creek Crossing is well worth exploring. Come and experience the comfort, quality and carefree lifestyle of Prairie Creek Crossing in Sundre — your next chapter may be closer than you think.