



GRASSROOTS
REALTY GROUP

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**2102 214 Street
Bellevue, Alberta**

MLS # A2238491



\$785,000

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,068 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Heated C		
Lot Size:	0.91 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, Low Maintenance Landscape, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Main Level: 3 Bar Stools, Custom Made TV Mount. Lower Level: Refrigerator, Microwave, Electric Fireplace, Black Leather Loveseat, TV, TV Stand, Storage Ottoman, King Bed, 2 Nightstands, Dresser, Storage Rack (under stairs), and all other art, decor, and kitchen items on the lower level. Other: Storage Shed, Hot Tub, Picnic Table, Storage Box (deck), Garage Shelving (five shelf, black metal)

This property truly has it all and is move-in ready! Situated on 0.91 acres at the end of a quiet street, the home has the most amazing, unobstructed mountain views. Built on a slab foundation, the first floor features an enclosed sunroom - the perfect place to enjoy the views in any weather, with an electric fireplace for cooler days. The family room features dual patio doors leading to the sunroom, providing natural light and access to the views. This level also has a large bedroom and beautifully renovated bathroom and kitchenette. Subject to the appropriate municipal approval, it would make a great short-term rental. The second level features gorgeous, vaulted ceilings and a large deck, all designed to highlight the beautiful mountains. There are rich hardwood floors, and a fully renovated kitchen with granite countertops and good-sized breakfast bar peninsula. The open floor plan brings everyone together with a wood fireplace providing warmth & ambience. The top floor is dedicated to the private primary bedroom, complete with four-piece ensuite and walk-in closet. Additional amenities include a double heated garage and a custom-built 16' x 8' storage shed that matches the home's exterior. Part of the lot is newly fenced providing some privacy, with built-in garden boxes and a large gate suitable for RV or additional parking. The expansive deck incorporates a luxury seven-person salt water Hot Spring Grandee hot tub that was installed in October. It features two corner seats, exclusive sweeping back massage jets and adjustable settings for the ideal relaxation experience — the ultimate addition to a mountain home! Recent upgrades to the property include central air conditioning, water softener, reverse osmosis water filtration system, carpeting, and remote- controlled blinds on the top windows, as well as insulation, windows and a

gas furnace in the garage. The property's exterior was improved with the addition of new foam insulation and new stucco on the house, a newly poured concrete driveway and walkway, and fresh paint on the garage. And, finally, sure to intrigue the little ones, tucked away in the trees in the southwest corner of the property you'll find a tiny, enchanted garden. There is so much to see at this property - check out the attached video and virtual tour. Call your favourite REALTOR® to schedule a showing today!